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1998-2005 Housing Element General Plan

City of Beverly Hills, California

HOUSING ELEMENT
of the
GENERAL PLAN

City of Beverly Hills

January 1, 1998 - June 30, 2005

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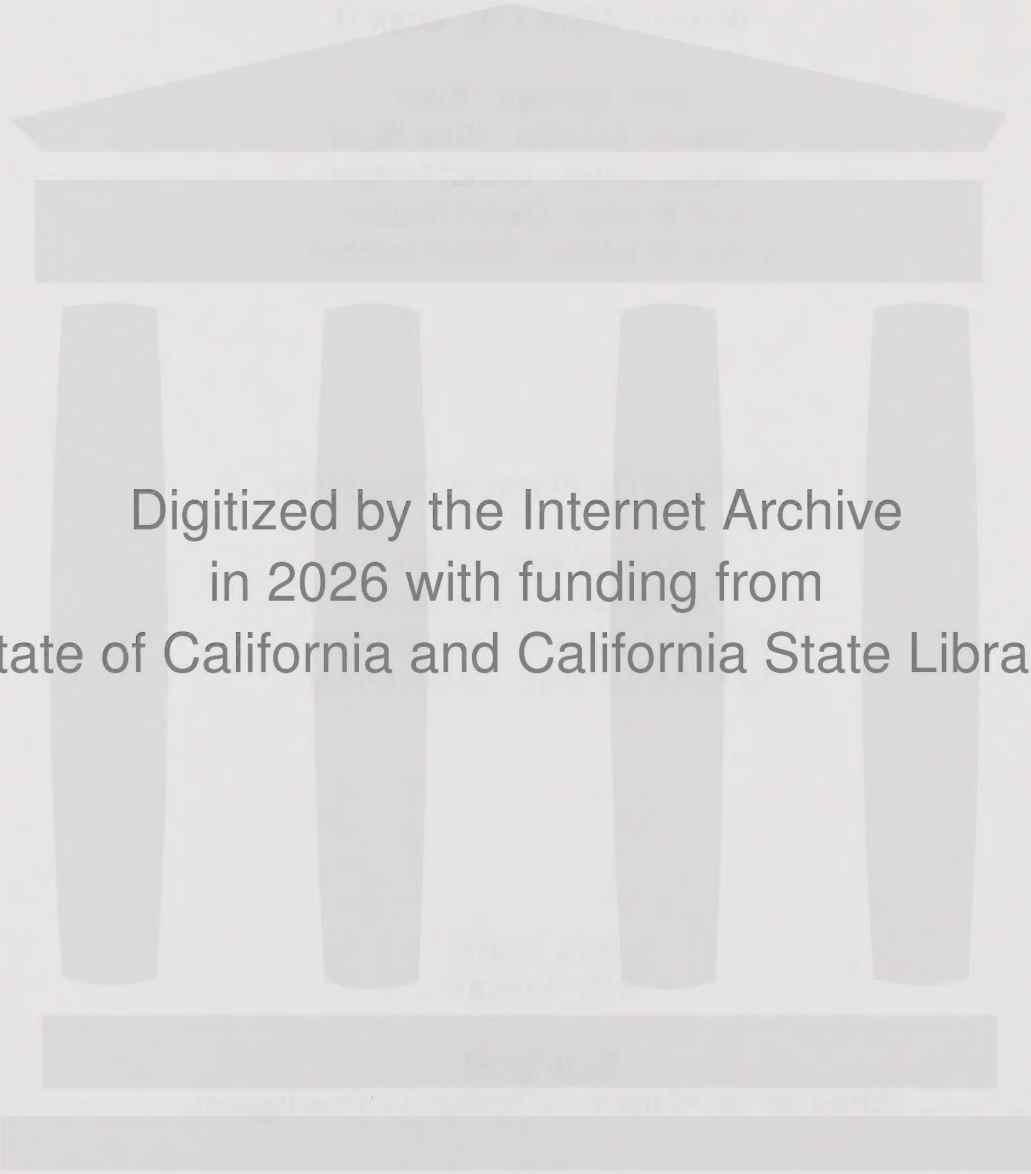
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The 1998-2005 Housing Element of the Beverly Hills General Plan was adopted via Resolution No. 01-R-10809 on July 19, 2001, by the Beverly Hills City Council.

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1. INTRODUCTION.

The Housing Element is one of seven, State-mandated elements for a community's General Plan. The specific requirements of Government Code Section 65583 for the Housing Element appear in the Appendices and include:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting identified housing needs;
- A statement of goals, quantified objectives and policies relevant to maintenance, preservation, improvement and development of housing for all income groups; and
- A schedule of actions to implement the policies and quantified objectives through appropriate zoning, regulatory incentives and federal, State and local subsidies as are available.

Unlike other elements of the General Plan, State law requires that the Housing Element must be reviewed every five years and sets out the schedule for regions throughout the State. The current update requires a planning period for January 1, 1998 through June 30, 2005. The goals and objectives of the City's last Housing Element update covered the period through June 30, 1999, and provided information on activities related to housing through June 30, 1994. The City's housing activities since June 30, 1994 are described in Appendix 5.2. The extent to which the future housing need identified in the 1999 Housing Element has been met is described in this update.

The City's updated Housing Element was developed through a process which built upon the 1967 General Plan, its subsequent amendment between 1975 and 1979 including the adoption of the 1978 Housing Element, the 1985 Goals Committee report, the 1990 Affordable Housing Committee report, the 1989-1999 Housing Element, the City's 24-year experience as a participant (through the Los Angeles County Community Development Commission) in the federal Community Development Block Grant (CDBG) program of the Housing & Community Development Act of 1974, and the public workshops and hearings which were conducted to receive citizens' views on housing policies. Organizations representing a broad spectrum of community interests (homeowners, renters, elderly persons, business community, religious groups, nonprofit service agencies, etc.) were invited to attend the workshops which were held to solicit input and explain the process and requirements for updating the Element. Notice of the workshops was published and posted on the City's website. The workshops were held in the day and evening to facilitate attendance.

1.1. Characteristics of Population, Households and Housing, and Summary of Housing Needs.

A survey of the City's household characteristics is necessary to determine population trends, household composition and size, age, income, overcrowding and the extent of households with special needs. These characteristics and trends can indicate planning and housing needs necessary to the formulation of housing policy. The information contained in the 1998-2005 Housing Element, unless otherwise cited, is from the 1990 U.S. Census of Population and Housing, although more recent data, when available, is included.

1.1.1. Population.

The City's population has remained relatively stable, although declining by three percent between 1970 and 1980, and again by 1.2 percent between 1980 and 1990. The latest estimate by the State Department of Finance (DOF) of the City's population as of 2000 was 35,096.* The 1990 Census figure is not directly comparable to the 2000 DOF estimate due to the differing data sources involved, however the DOF's 2000 figure represents a substantial increase of 9.8 percent over the 1990 Census count. It is reasonable to assume that the increase between 1990 and 2000 is smaller than indicated by these figures if it is assumed that any decennial census enumeration undercounts the population to some extent. The 2000 Census data is not yet available.

The City's 1990 racial composition was largely homogeneous (91 percent White) although there was considerable variety in ancestry and countries of origin. A slightly larger percentage of Beverly Hills residents were foreign born (35 percent) in 1990 than in Los Angeles County as a whole (33 percent). An indication of the community's diversity is the fact that 46 percent of the pupils in the Beverly Hills Unified School District have English as a second language and these students have 39 first languages other than English. Notwithstanding this variety, the Census reported that over 95 percent of the population speaks only English or speaks it "well" or "very well."

The City's population continued to be considerably older than the County, State and nation. The median age in 1990 was 42.5 as compared to 30.8 for the County, 31.7 for the State, and 33.0 for the nation. The proportion of children under the age of 19 was under 19 percent, compared with approximately 29 percent in the County, State and nation. The proportion of people aged 65 or more was just over 20 percent, compared with 10 to 12 percent in the County, State and nation. There were some interesting shifts in the

* State Department of Finance estimate as of January 1, 2000.

composition of age groups in the City between 1980 and 1990, most notably the increases in the numbers of very young children and young adults, as well as the decline in the numbers of older children. Compared to the 1980 Census and given the household composition in the City, it does not appear that these figures necessarily represented an increase in the numbers of family households, but rather a small baby "boomlet" which has been mirrored in the experience of the Country. Between males and females, the male age group 25-34 increased the most dramatically, by almost 73 percent since 1970. Increases in the number of people aged 75 or more were significant as well. The Beverly Hills Unified School District is projecting no significant growth in enrollment during 2000-01 through 2002-03.

1.1.2. Household Characteristics.

The City's household sizes have decreased over time. The 1990 Census indicated that the population per household was 2.19 compared to 2.91 Countywide, however the DOF 2000 estimate shows an estimated population per household of 2.38 compared to 3.09 for the County, a substantial increase that, like the DOF population estimate, may to some extent be the result of differing data sources. In 1990, a significant characteristic of households in the City was the high percentage -- over 38 percent -- of single-person households, 69 percent of which were women. Only 30 percent of households were comprised of three or more persons. Approximately 31 percent of all households were headed by people aged 65 or older. In 1990, the City had 14,564 households and 8,024 families. (In the Census, a "household" is simply the occupants of a single dwelling unit, regardless of their relationship; a "family" is a household where two or more members are related by blood or marriage and where there may or may not be other members who are not related to any other member.) Less than 16 percent of all households were comprised of married-couple households with children. Single parent households with children comprised five percent of all households and nine percent of all families.

A relatively small number of units were considered over-crowded in the 1990 Census, 4.5 percent, compared to 19.2 percent in the County. The 1999 Regional Housing Needs Assessment estimates that in 1998, there were a total of 531 households experiencing overcrowded conditions.*

Annual income levels in 1989 for households, families and non-family households were:

* Overcrowding is defined as more than 1.01 persons per room.

	<u>Households</u>	<u>Families</u>	<u>Non-family Households</u>
Median	\$ 54,348	\$ 83,272	\$34,446
Mean	121,396	171,446	58,122

The median household income was the 17th highest in the County, and was considerably higher than the County median of \$34,965. There are significant differences in household income levels within the community. Among families, income levels are lowest for family households headed by women with children and are highest for married couple families with no children. Over 28 percent of households had annual incomes less than \$30,000 and 20 percent had incomes in excess of \$150,000.

In the 1990 Census, approximately 28 percent of all households, 3,972 households, were considered to have "lower" or "low" incomes, i.e., annual household income did not exceed 80 percent of the County median adjusted for household size. Compared to the County, a relatively small percentage of the population had incomes below the much lower federal poverty level. A total of 2,105 people (6.6 percent of the total persons), 971 households (6.7 percent of the total households) and 338 families (4.2 percent of total families) had incomes below the federal poverty level. Among poor households, 40 percent were headed by a person aged 65 or more. Among poor families, 37 percent were married-couple families with no children, and 52 percent were families with children.

The 1999 Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments estimates that in 1998, there were a total of 3,913 households in Beverly Hills with incomes that do not exceed 80 percent of the Los Angeles County median (\$51,300) adjusted for household size.

1.1.3. Housing Characteristics.

Approximately 90 percent of the City is zoned for residential use. A map showing the location of areas zoned for single family and multifamily residential use is found on page 5 of the Land Use Element. In areas zoned for multi-family residential use, the average existing (built) density is approximately 39.7 units per acre. In single family residential areas, existing (built) densities average 2.8 units per acre, however this average reflects considerable variation in single family lot sizes.

In the 1990 Census, of the total units of all types in the City, 56 percent were renter-occupied and 44 percent were owner-occupied. Of occupied condominiums, 74 percent were owner-occupied and 26 percent were renter-occupied. Approximately 55 percent of the population lived in owner-occupied units (single family houses and condominiums), and 45 percent lived in renter-occupied housing (single family houses, rental apartments and condominiums).

There were a total of 15,890 dwelling units as of January 1, 2000 and approximately 62.9 percent were multifamily residential units and 37.1 percent were single family detached units.* City records indicate that approximately 82 percent of the multifamily residential units were apartments and 18 percent were condominium units.

The housing stock is older than that found in the County, and reflects the City's established, built-up condition. In 1990, over 35 percent of the housing stock was built before 1940 as compared to 13 percent in the County. Over 50 percent was built before 1950. The median year built was 1949. The condition of the housing stock is generally quite good, despite its age, and no instances are known where major structural rehabilitation or replacement is required.

In the 1990 Census, the vacancy rate of for-sale units was under one percent and for rental apartment units was fewer than four percent. In the January 1, 2000 State Department of Finance estimate, the vacancy rate was 7.37 percent citywide, however this is felt to be high, with the actual vacancy rate closer to the October, 2000, Post Office estimate of 2.5 percent for all residential units (rental and for-sale).

Owner housing in Beverly Hills is very expensive. A document published by the Southern California Association of Governments (SCAG) on the median cost of owner housing in 1990 placed Beverly Hills owner housing at the top of the list of the 188 local governments in the six-county SCAG region, despite the much lower ranking of the Beverly Hills median household income level which was not included among the list of cities with the ten highest median incomes. It is important to note that over 95 percent of owner housing (including condominiums) fell into the open-ended "\$500,000 or more" category in the Census (as compared to 11.6 percent for the County), which means that little is known about actual median housing costs from the Census, other than the fact that relative to other areas they are very high. Recent surveys of the cost of rental housing and owner housing were taken to supplement this

* State Department of Finance estimate.

information, however the extent to which actual housing costs paid by renters and owners correspond to the cost of units which were on offer is unknown.

A local survey* was taken of the sold prices of single family houses by Census Tract. The survey indicated that in 1999, of the six Census Tracts (see Map 1 for Tract boundaries), Tract 7009.01 had the lowest median sold price for a single family house: \$650,000. The Tract with the highest median sold price for a single family house was Tract 7007 at \$2,150,000. The lowest 1999 recorded single family sale in the City during this period was \$505,000 and the highest was \$6,300,000.

Condominium sale prices were also surveyed. The lowest median 1999 sales price in a Tract for a condominium unit was \$320,000 (Tract 7009.01) and the Tract with the highest median price was Tract 7008 at \$425,000. The lowest recorded 1999 single condominium unit sale price was \$130,000 and the highest was \$890,000.

The 1990 Census indicated that 42 percent of all renter-occupied units rented at the open-ended category of "\$1,000 or more." A local survey conducted in 2000 of apartment rentals indicated an average rent of \$1,300 for a one-bedroom unit, \$1,980 for a two-bedroom unit and \$2,700 for units with three or more bedrooms.

1.1.4. Summary of Housing Needs.

Due to the high cost market area in which Beverly Hills is located, it is common for households to pay a much higher percentage of income for shelter than the 30 percent which has been considered a prudent rule of thumb for housing expenditures. Pursuant to State law, the Element addresses itself to the housing needs of all residents in all income groups; however, the needs of those with lower incomes who pay more than 30 percent of household income for shelter in an area with some of the highest owner and renter costs in the County and the entire region are of special concern.

State law (Government Code Sec. 65584) requires that the regional planning agency, the Southern California Association of Governments (SCAG), prepare a "Regional Housing Needs Assessment" (RHNA) for each jurisdiction to identify existing lower income households paying more than 30 percent of income for shelter, and the future housing needs of all income groups (based on growth

* Compiled from Board of Realtors' Multiple Listing Service Sold Book for the period January 1998 through June 2000. Survey does not reflect sales which were not reported to this source.

projections for the planning period), adjusted to avoid impaction of existing lower income areas in the region. "Lower income" is defined in the RHNA and in this Element as household incomes not exceeding 80 percent of the Los Angeles County median income of \$51,300.

The adopted RHNA covers a 7.5-year planning period of January 1, 1998 through June 30, 2005. The RHNA indicates that of the total 3,912 existing lower income households, the numbers which are paying more than 30 percent of income for housing is 2,989, or 76 percent. Of these, 2,425, or 81 percent, are renters and the balance are homeowners.

The RHNA indicates that 256 additional housing units are projected to be needed for all income groups for the July 1, 1998 - June 30, 2005 planning period, and of these, 70 percent were needed for moderate to high income households and 30 percent for low and very low income households.

Housing Elements must include an analysis of any special housing needs which may be present in the community, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter (Government Code 65583(a)(6)). In attempting to identify special needs as well as the more general need of lower income households for more affordable housing, it should be noted that there is much more information available from the Census on households which are below the federal "poverty" level as compared to the much higher numbers of households considered to be of "lower income;" it is unknown the extent to which the characteristics of poor households correspond to those of all lower income households. It should also be borne in mind that even households with "moderate" incomes (80 to 120 percent of County median) will experience significant difficulties in obtaining housing which is "affordable" to them given the cost of shelter in the City.

In Beverly Hills, the existing "special needs" households include the elderly, particularly the elderly with mobility limitations; poor single parent households with children; poor single persons; and poor married-couple households without children. (There are a small number of homeless persons and no farmworkers.) In addition to serving the City's total housing needs, the five-year Housing Program endeavors to particularly assist these groups considered to be in greatest need.

1.1.5. Response to Housing Needs: 1998-2000.

Since the previous Housing Element update, and during the period January 1, 1998 through June 30, 2000, many activities have taken place that attempt to

respond to the housing needs of the community, particularly the needs of senior renters. These are summarized below and described in greater detail in Section 2.

A legislative program has included implementation of a second units ordinance, a reduction in the minimum unit size required for efficiency units, development of a proposed ordinance that would permit conversion of space in existing multifamily residential buildings to units restricted to seniors, and initiation of a study that may result in an expansion of the residential development potential by permitting units in mixed residential-commercial structures in commercial areas. A number of programs have been implemented that are intended to reduce the land use conflicts between strip commercial areas and the adjacent residential neighborhoods.

During January 1, 1998 through June 30, 2000, a total of 90 existing dwelling units occupied by very low or low income households received rehabilitation work under the City's Handyworker program.

Assistance in the form of the Senior Homeshare and Senior Case Management programs was provided during this period to 426 persons of all incomes, with a majority of these persons at or below 80 percent of Los Angeles County median income. A total of 380 Section 8 rental certificates (both project-based or Section 8 Existing) were issued or annually recertified during this time. Most of these certificates are project-based and are used by the residents of a 150-unit HUD Section 202 senior housing project.

Assistance to homeless persons was provided in the form of grants to service agencies for assistance with counseling, meals, medical needs, etc. Grants were provided to two nonprofit organizations to partially fund two homeless shelters constructed as interjurisdictional efforts. An outreach program to contact and provide assistance to homeless people on the street was implemented.

The City provided other services such as a lunch program at the City's Senior Center, senior peer counseling, transportation services to seniors and a variety of child care services through the City's Recreation and Parks Department.

A total of 217 residential construction permits were issued during 1998-99.* This represents 85 percent of the 256 units of the total "future need" assigned to the City in the RHNA for the January 1, 1998 - June 30, 2005 planning period. Given the housing market in the area, these units are presumed to be affordable only to "above moderate" income households, and while they fulfill 100 percent of the 139 future needs units of the "above moderate" income households, they cannot be counted toward the 117 future needs units of households with incomes at the "moderate" level and below.

The City is an entirely built up urban area and forms part of, and is surrounded by the larger, built up urban area of western Los Angeles County. The total remaining residential development potential in the City from vacant lots, and from the net theoretical redevelopment potential under existing zone standards, is sufficient to accommodate the future needs allocation of the RHNA. The total remaining development potential is estimated at approximately 5 additional single family residential units and 909 additional multifamily residential units.

1.2. Community Housing Goals, Policies and Objectives.

Since adoption of the City's 1989-1999 Housing Element, programs and actions have been initiated which have supported implementation of the goals of that Element. (A summary of housing-related activities since 1994 may be found in the Appendices.)

Implicit in the reexamination and formulation of the City's housing goals for the 1998-2005 period is the understanding that Beverly Hills is a completely built up City, surrounded by part of a larger, highly urbanized housing market which is characterized by housing costs that are among the very highest in the six-county SCAG region, and low vacancy rates. The City's size, its limited development potential, the stability of its population, the age of its housing stock and the historic and market forces which have shaped the City's role in the larger housing market limit the types of changes in population characteristics and housing that can occur without disruption of the existing population. Therefore, the City's policies and programs are aimed at achieving a balance between meeting identified specialized housing needs, expanding the choices in types of housing available, and preserving the stability and viability of its residential areas.

* March 28, 2000 Memo to Southern California Association of Governments' Community Economic and Housing Development Committee from SCAG Regional Housing Needs Assessment Staff re "Building Permits to Date -- Construction Industry Research Board."

Housing Element 1998-2005

The goals of the 1998-2005 Housing Element reaffirm and expand upon the goals of the 1989-1999 Element and include:

- Goal 1. Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.
- Goal 2. Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.
- Goal 3. Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.
- Goal 4. Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.

1.3. Summary of Housing Program.

The City's housing program was designed recognizing that housing goals can occasionally conflict. For example, in attempting to meet a goal of revitalization and renewal of older neighborhoods, a portion of existing affordable housing stock, which may be affordable precisely because it is older and perhaps lacking in the more modern amenities, may be threatened. Conversely, the program also recognizes that activities undertaken to support one policy can and often do overlap and reinforce others.

It is also recognized that the housing discrimination laws in the nation and State preclude discrimination in favor of any group except the elderly. (Qualification on the basis of lower income is permitted as well.) The needs of other groups such as single parent households or households with young children, as well as the needs of the elderly, may extend beyond simply being able to find suitable housing which is affordable on a lower income. The needs of such households may encompass a range of services beyond the scope of housing. To a limited extent, the housing program has been designed to identify the service needs of special groups as well.

It is anticipated that the housing program will be implemented by June 30, 2005. The agency responsible for the implementation of the housing program is the City of Beverly Hills Planning & Community Development Department. The

source of local funds to support implementation of the housing program will be from the City's General Fund and the Community Development Block Grant until such time as additional support is available from implementation of those programs which involve creation of a housing trust fund.

Goal 1: Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.

◆ Objective 1.1 Develop, continue and pursue programs to maintain and improve the physical condition of existing housing stock.

- Program 1.1 Continue and expand federally funded Handyworker Program (minor repairs/improved security/mobility assistance for low income tenants and homeowners). The goal is to serve approximately 48 households per year; however, based on the actual total of 84 households served between July 1, 1998 and June 30, 2000, it is expected that approximately 210 households will be served between July 1, 2000 and June 30, 2005.
- Program 1.2 Continue program under rent stabilization ordinances of investigation of tenant complaints about rent increases, service reductions, evictions, relocations and increase notices at a rate of approximately five per month, based on the actual total of 117 between July 1, 1998 and June 30, 2000. It is expected that approximately 380 tenant complaints will be investigated between July 1, 2000 and June 30, 2005.
- Program 1.3 Continue program of enforcing property maintenance standards and investigating tenant complaints about property maintenance at a rate of approximately 23 per month, based on an actual total of 539 between July 1, 1998 and June 30, 2000. It is expected that approximately 1,380 tenant complaints will be investigated between July 1, 2000 and June 30, 2005.
- Program 1.4 Continue to require that the exterior of vacated multifamily structures which will be demolished for condominium development are adequately maintained as a condition of extension of tentative map approval for the site. Explore feasibility of a program to encourage aesthetic maintenance standards for exterior yards and the front of residential structures.
- Program 1.5 Encourage residential property owners to rehabilitate empty units using federal, State or local funds in exchange for limiting rent levels for target groups of low and moderate incomes.

- ◆ Objective 1.2 Stabilize older multifamily areas and at the same time renew selected areas.
 - Program 1.6 Review the scale and nature of existing multifamily residential development to determine whether development standards should be modified to encourage development in some areas, and protect the existing scale of development in others. In the event that residential zoning is proposed for the south side of North Santa Monica Boulevard east of Beverly Boulevard, a substantial setback and buffer from N. Santa Monica Boulevard should be incorporated.
 - Program 1.7 Continue study of parking-deficient multifamily residential areas; evaluate permit parking zones and overnight parking in areas of deficient off-street residential and non-residential parking.
- ◆ Objective 1.3 Continue to refine development standards for single family residential zones to assure compatibility of new, large development with established neighborhoods.
 - Program 1.8 Continue study of all aspects of the maximum zoning envelope for single family residential development, including standards for accessory structures (as distinct from secondary units), lot coverage, setbacks, basements, possible reduction in minimum unit size, etc.
 - Program 1.9 Develop standards for lots with substandard widths or sizes.

Goal 2: Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.

- ◆ Objective 2.1 Maintain and preserve existing housing affordable to lower income households.
 - Program 2.1 If funding permits, continue and if feasible expand the Handyworker Program which provides minor repair/improved security/mobility aids to lower income households. Continue priority scheduling of elderly, handicapped and single parent households. (See Program 1.1 for goals for the planning period.)
 - Program 2.2 Continue to monitor existing assisted housing (Section 202 project and Section 8 Existing/vouchers). Seek ways to increase access of qualified Beverly Hills residents to available rental support programs.

- Program 2.3 Continue to monitor the conversion or demolition of apartment units subject to Ordinance 82-0-1839 which limits the rate at which apartment units may be demolished or converted to condominium units. Evaluate the effect of this ordinance and make any appropriate changes.
 - Program 2.4 Investigate legal ways of delaying demolitions of older apartment buildings until new projects approved for these sites are ready to be implemented, for example upon issuance of construction permits or funding.
- ◆ Objective 2.2 Expand supply of housing affordable to lower income households.
- Program 2.5 Encourage use by for-profit and nonprofit housing developers of available federal and State financing and tax credit programs for development of affordable housing. Promote utilization of City's existing density bonus, low income senior housing, second unit, and efficiency unit bonus ordinances. Consider permitting second units without a discretionary permit provided standards for size, parking, etc. are applied. Consider feasibility of permitting only one kitchen per dwelling unit in order to encourage creation of legal second units. Assist developers of low income housing by providing or encouraging use of such federal and State funding as is available (e.g., Community Development Block Grant, HOME funds, etc. See Appendix 5.7). Analyze feasibility of eliminating Park and Recreation tax and the Dwelling Unit tax for new units reserved for low and moderate income households.
 - Program 2.6 Create a local fund to assist developers of housing affordable to lower income households. Possible methods of creating this fund could include requiring an in-lieu fee where commercial or residential redevelopment above some minimum size results in a net loss of residential units, or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low income units or an in-lieu payment to the housing fund. Review appropriateness of utilizing City-owned property for low income housing, possibly as part of a mixed use development.
 - Program 2.7 Continue to use CDBG funds to support a Senior Case Management program which assists frail elderly persons to remain in their homes. The program served 125 persons between January 1, 1998 and June 30, 2000 and is expected to serve 250 persons between July 1, 2000 and June 30, 2005. The Senior Homeshare program that provides screened

referrals of prospective roommates to seniors who wish to share housing to reduce costs and increase companionship and sense of security, has served 301 seniors between January 1998 and June 2000, and is expected to serve 582 between July 2000 and June 2005. Consider reducing cost of certain City services for seniors with incomes not exceeding some preestablished level.

- Program 2.8 As funds permit, continue to provide support to organizations assisting the homeless through the provision of services and housing.
- Program 2.9 Revise the City's density bonus ordinance to bring it into compliance with recently enacted State legislation that includes conversion of office space to residential units as an eligible project. Allow reduction in parking standards for units reserved for elderly; permit one additional story above right of zone in some areas. Study providing additional incentives for set-aside units of three bedrooms to increase the supply of affordable units large enough for families. Revise zoning standards to permit replacement of free-standing garages of existing multifamily residential structures with garages with one or more additional dwelling units on the second story.

Goal 3: Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.

- ♦ Objective 3.1 Maintain the general height and density limits, while permitting selected, limited increases in height or other standards to meet other objectives, provided such modifications result in development generally compatible with the surrounding area.
- Program 3.1 Permit a limited increase in maximum allowable heights, taking into consideration road width and other factors, in selected multifamily residential areas. Limited height increases can act to compensate for the propensity of developers to build less than the maximum number of units possible where large units are desired, so that the full development potential of sites may be achieved. Such areas could include:
 - Areas where existing two-story multifamily residential height limits abut three-story commercial streets: increase height limit to three stories (involving approximately 49 lots);

- Three-story areas currently surrounded by five- and four-story height limits (east of Maple Dr. north of Burton Way): increase to five stories (involving approximately 96 lots); and
 - The area surrounded by commercial development and La Cienega Park (Hamilton, Gale and Tower Drives south of Wilshire Boulevard): increase the existing height limit to four stories (involving approximately 76 lots) .
- ♦ Objective 3.2 Revitalize older residential areas with new development which provides environments consistent with the character and quality of life generally associated with the City's single and multiple family residential areas.
- Program 3.2 Continue monitoring by the Architectural Commission of multifamily development to assure high quality design. By ensuring high quality design, the City hopes to lower effective housing costs in the longer term by reducing the need for costly maintenance, repairs, and upgrades after multifamily developments are occupied.
- Goal 4: Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.
- ♦ Objective 4.1 Create a new single family residential zone: "single family attached."
- Program 4.1 Develop standards for a new single family residential zone (R-1A) in which attached owner units would be permitted in selected R-1 zoned areas, with standards to be compatible with existing R-1 standards, but which maximize open space and emphasize security. Such developments would require that a minimum of two lots be developed at the same time. In identified areas, include consideration of locating the new zone in such a way as to improve existing transitions between commercial and single family detached residential areas and border areas in locations where such adjacencies have been identified as a problem. Also study appropriateness of R-1A zone on substandard sized R-1 zoned lots. Analyze effect of the existence or lack of an alley separating commercial and residential land uses.
- ♦ Objective 4.2 Create a new multifamily residential zone: "townhouse."
- Program 4.2 Develop standards for a new multifamily residential zone (R-4T) in which dwelling units would be required to be constructed in the

townhouse style, i.e., units would be constructed side-by-side with no other units above or below. Consider feasibility of locating the R-4T zone in such a way as to encourage limited redevelopment of older areas. Initial study areas could include but not be limited to:

- The north side of Clifton Way between Arnaz Drive and Le Doux Road.
- Small, substandard sized legally nonconforming lots currently zoned for multifamily residential for which current R-4 development standards are inappropriate.
- N. Doheny Dr. between Wilshire Boulevard and Burton Way.

(Although the legally nonconforming lots were not inventoried, the potential rezoning of these R-1 zoned areas could result in a net increase of approximately 94 units.)

♦ Objective 4.3 Develop standards for mixed commercial and residential uses.

- Program 4.3 Develop standards for mixed residential-commercial structures, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:
 - South side of Wilshire Blvd., east of Beverly Dr. (Between Stanley Dr. and LeDoux Rd., extend to north side of Charleville Blvd.)
 - Eastern area of Business Triangle.
 - South side of Burton Way (commercially zoned parcels).
 - Olympic Boulevard (commercially zoned parcels).
 - La Cienega Boulevard north of Wilshire Boulevard.
 - City-owned property where some or all of the residential units would be for lower income households.
 - East side of South Beverly Drive.
- Program 4.4 Develop new standards for and enact an ordinance which would permit and regulate home occupations in residential zones.

1.4. Implementation and Consistency with General Plan.

Implementation of the Housing Program will be the responsibility of the elected and appointed officials and administrative departments of the City of

Beverly Hills. The Housing Program identifies actions which are designed to be implemented by the city within the timeframe of the updated Element.

Pursuant to State law the provisions of all elements of the General Plan must be consistent, and subsequent to adoption, all new development undertaken by property owners and the City must be found in conformance with the General Plan. The seven mandated elements often overlap and are designed to be mutually supportive, particularly in the areas of housing, land use and circulation. The type, location and intensity of existing and future residential development described in the Housing Element, and the components of the implementation program of the Element are consistent with the community goals and objectives of the other elements of the General Plan.

2. ASSESSMENT OF HOUSING NEEDS AND INVENTORY OF RESOURCES AND CONSTRAINTS
RELEVANT TO MEETING IDENTIFIED NEEDS.

2.1. Population Trends, Household Characteristics and Employment.

2.1.1. Population Trends.

2.1.1.1. Population.

The City's resident population has remained relatively stable over time, sustaining a steady increase, with a leveling off during the 1970s. The City's population has declined slightly in each decennial census since 1970; however the State Department of Finance (DOF) estimated that the total resident population was 35,096 as of January 1, almost ten percent higher than the 1990 Census count of 31,971 persons. DOF estimates are usually higher at the decennial point than the Census enumeration, possibly due to a Census undercount. In contrast, the Southern California Association of Governments estimates a 2010 population of 33,907 for Beverly Hills.* Table 1 shows the City's population as enumerated in the decennial censuses over the last thirty years and compares its population changes with those of neighboring cities, Los Angeles City, and Los Angeles County.

Table 2 indicates that 53 percent of the residents lived in the same house in 1985. Movement within the County is comparable to movement of the County's population overall, with approximately 83 percent of both the City's and County's residents residing in Los Angeles County in 1985.

It should be noted that the resident population figures do not include transient hotel guests who are lodged in the City during the night. Based on hotel room tax records, there may be approximately 1,000 to 1,500 overnight hotel room occupants.

The City is part of a major regional employment center. Estimates of the peak daytime population vary considerably and may be in excess of 150,000 persons. Daytime population includes employees of private, public and quasi-public employers, shoppers, professional clients, hotel guests who are in the

* Source: SCAG, Preliminary RTP Forecasts Update, February 2000.

TABLE 1

Total Population, Selected Jurisdictions

Jurisdiction	1960	1970	Percent Change 1960-70	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000 ^{a/}	Percent Change 1990-00
Beverly Hills	30,817	33,416	+ 8.4	32,367	-3.01	31,971	-1.2	35,096	+ 9.8
Santa Monica	83,249	88,289	+ 6.1	88,314	+0.03	86,905	-1.6	98,528	+13.4
Culver City	32,163	34,541	+ 7.4	38,139	+10.04	38,793	+1.7	42,776	+10.3
West Hollywood	b/	b/	b/	b/	b/	36,118 ^{b/}	b/	38,913	+ 7.7
Los Angeles City	2,479,015	2,811,801	+13.4	2,966,850	+ 5.50	3,485,398	+17.5	3,822,955	+9.7
Los Angeles County	6,038,771	7,032,075	+16.4	7,477,503	+ 6.02	8,863,164	+18.5	9,714,931	+9.6

a/ State Department of Finance estimate, January 1, 2000

b/ West Hollywood was incorporated by a 1984 vote of its electorate.

Source: 1960, 1970, 1980, 1990 U.S. Census of Population and Housing.

TABLE 2

Residence of Population in 1985

<u>Residence Location</u>	<u>Beverly Hills</u>	<u>Los Angeles County</u>
Same House	52.8	47.2
Different House (same County)	29.9	35.9
Different County (same State)	2.7	3.9
Different State:		
Northeast	2.5	1.1
Midwest	1.4	1.1
South	2.1	1.6
West	1.3	1.3
Other U.S.	<0.1	<0.1
Other Country	7.2	7.8
Total	100.0	100.0

Source: 1990 U.S. Census of Population and Housing
STF-3/P43.

City during the day, City residents who remain in the City during the day, and persons driving through.

2.1.1.2. Ethnicity and Ancestry.

The City's racial composition is largely homogeneous and has remained stable although the variety of ancestries and countries of origin is considerable.

The City's population is predominantly White although there has been a slight decrease in the relative proportion of White persons to persons in all other racial categories. Table 3 compares the City's racial components with those of the County's for 1990, 1980 and 1970. The relative proportion of Black, Asian and Other is significantly higher and the White percentage significantly lower on a Countywide basis.

The Hispanic count in the Census is not a racial category and while Hispanic persons were enumerated, they are also components of any of the racial categories. Table 3 also indicates that the City's relative percentage of Hispanic persons was substantially lower than that of the County.

TABLE 3

Ethnicity of Population For Beverly Hills and Los Angeles County, 1970, 1980 and 1990

Number	Beverly Hills						Los Angeles County					
	1990		1980		1970		1990		1980		1970	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number
White a/	91.3	29,182	94.1	30,467	98.0	32,751	56.8	5,035,103	67.9	5,073,617	85.4	6,006,499
Black	1.7	543	1.5	500	1.0	348	11.2	992,974	12.6	943,968	10.8	762,844
American Indian	0.2	59	0.1	38	--	14	0.5	45,508	0.6	48,120	0.4	24,509
Asian	5.4	1,745	2.4	787	0.8	290	10.8	954,485	5.8	434,850	2.5	178,335
Other	1.4	442	1.8	575	0.2	63	20.7	1,835,094	13.1	976,948	0.9	59,888
Total	100.0	31,971	100.0	32,367	100.0	33,416	100.0	8,863,164	100.0	7,477,503	100.0	7,032,075
Hispanic	5.4	1,725 ^{b/}	4.2	1,356	5.6	1,857	37.8	3,351,242 ^{b/}	27.6	2,066,103	18.3	1,289,311

a/ 1970 Census included Asian Indians in the White category, and the 1980 and 1990 Censuses included Asian Indian in the Asian population.

b/ In 1990, 42 percent of the Beverly Hills Hispanic population was Mexican, Puerto Rican and Cuban and 58 percent was Other Hispanic, as compared to 70 percent and 30 percent, respectively, in the County.

Source: 1970, 1980, 1990 U.S. Census of Population and Housing, STF-1.

Table 4 indicates the detailed racial and Hispanic composition of each Census Tract in 1990.

A slightly larger percentage of Beverly Hills residents were foreign born (35 percent) in 1990 than in the County as a whole (33 percent). Of the total foreign born population, 38 percent arrived in the U.S. prior to 1975, 40 percent between 1975 and 1984, and 22 percent after 1985. Of these Beverly Hills foreign born residents, 58 percent were not U.S. citizens in 1990, or 20 percent of the total population. In the County, 73 percent of the foreign born residents were not citizens in 1990, or 24 percent of the total population.

An examination of ancestries indicates that ancestries of Beverly Hills residents are quite diverse. Census data indicate that over 33 percent of residents reported "Other Groups," "unclassified" or "unreported" for their ancestries. Of total residents, almost 15 percent reported Russian ancestry, 7 percent German ancestry, seven percent Polish and six percent Hispanic. The remaining 31 percent reported a wide range of ancestries.

Although many different first languages are spoken by Beverly Hills residents, over 95 percent of the population speaks only English or speaks it "well" or "very well" according to the Census. Among households, 65 percent indicated that English is the language spoken at home, 22 percent speak "Other" languages at home, nine percent speak Spanish, and four percent speak Asian languages at home.

Data provided by the Beverly Hills Unified School District for 1999 indicates that 46.2 percent of the school pupils in the District have English as a second language. Of these pupils, those who were fluent in English comprised 38.9 percent of all students while those with limited English were 7.3 percent of all pupils. Farsi is the primary language among these pupils, or 24.7 percent of all students, with the remaining pupils speaking many different languages. Of the remaining, the largest components were students who speak Hebrew, Spanish and Korean as a first language (3.1, 3.7 and 4.7 percent of all students, respectively), although languages from all over the world were also represented (Russian, Mandarin, French, Japanese, Cantonese, Italian, German, Taiwanese, Tagalog, Portuguese, Romanian and many others). Some 39 first languages other than English are represented in the District's pupils.

TABLE 4

Race and (Hispanic Origin) By Census Tract, 1990
City of Beverly Hills

Race	Census Tract						Totals
	7006	7007	7008	7009.01	7009.02	7010	
White	5,179 (338)	3,047 (234)	7,502 (184)	2,984 (143)	5,540 (127)	4,937 (173)	29,189 (1,199)
Black	30 (9)	58 (30)	170	24	105	71	458 (19)
American Indian	11 (11)	0	42	9	27 (7)	9	98 (18)
Asian/Pacific Islander:	322 (13) ^{b/}	151	358	280	382	218	1,711 (13)
Chinese	116	72	131	77	137	23	556
Filipino	34	27	141	6	19	44	271
Japanese	36	9	40	37	29	70	221
Asian Indian	11	20	0	59	0	18	108
Korean	0	23	13	71	192	47	346
Vietnamese ^{a/}	0	0	0	0	0	0	0
Thai	0	0	25	0	0	0	25
Other Asian	112	0	8	30	5	16	171
Hawaiian ^{a/}	0	0	0	0	0	0	0
Other Polynesian ^{a/}	0	0	0	0	0	0	0
Guamanian	13	0	0	0	0	0	13
Other Race	148 (130)	96 (87)	74 (74)	37 (10)	49 (49)	80 (80)	484 (430)
Totals	5,690 (501)	3,352 (331)	8,146 (258)	3,334 (153)	6,103 (183)	5,315 (253)	31,940 (1,679)

a/ Totals compiled from sampled Census data (STF-3) will vary slightly from those totals reported in 100% count data (STF-1), from which Table 3 was derived.

b/ Breakdown of Hispanic persons within Asian/Pacific Islander race not available.

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing (STF-3/Census Tracts).

2.1.1.3. Age, Sex and Education.

Between 1970 and 1990, the median age of the County, State and nation has increased, while the City's has decreased. This is due in part to an increase in the numbers of very young children between 1980 and 1990 in the City. However the City's population continues to be considerably older than the County, State and nation. The 1990 median age was 42.5 as compared to that of the County (30.8) and the State (31.7). Table 5 provides a comparison of the proportion of total City population in each age group as well as the median age, with that of the County, State and nation over a 20-year period. Figure 1 compares the age/sex distribution of the City with that of the County, State and nation. Tables 6 and 7 indicate the percentage increase (or decrease) in each age group and by sex in the City from 1970 to 1980, from 1980 to 1990, and from 1970 to 1990.

An examination of Table 5 shows that in 1990 the proportion of children aged 19 or less was just under 19 percent in Beverly Hills, compared with the approximate 29 percent in the age group for the County, State and nation. The proportion of people aged 65 or older in Beverly Hills in 1990 was just over 20 percent, compared with 9.7 percent, 10.5 percent and 12.5 percent for the County, State and nation.

Table 6 shows that the numbers of children less than five years old dropped almost 30 percent between 1970 and 1980, and then increased dramatically, by over 67 percent between 1980 and 1990. School aged children (5-18) decreased by almost seven percent between 1970 and 1980, and again by 23.5 percent between 1980 and 1990. The Beverly Hills Unified School District projects no change in enrollment for grades K-12 for the period 2000-01 through 2002-03.

The numbers of young adults aged 19 to 34 increased by almost one-fourth between 1970 and 1980, and increased again by half as much between 1980 and 1990. Adults between 35 and 64 decreased by 12 percent between 1970 and 1980 and increased slightly between 1980 and 1990.

Persons aged 65 or more increased slightly between 1970 and 1980, and again slightly between 1980 and 1990.

An examination of the more detailed breakdown of population by age and sex shown on Table 7 indicates that the greatest change in an age group over the 20-year period 1970-1990 was in the increase in the 25-34 year old group, followed closely by the increase in those in the 75+ group. Between males and

TABLE 5

Percent of Population in Various Age Groups in 1970, 1980, and 1990

in Beverly Hills, Los Angeles County, California, United States

Age Group	Beverly Hills			Los Angeles County			California			United States		
	1970	1980	1990	1970	1980	1990	1970	1980	1990	1970	1980	1990
0-4	2.6	1.9	3.6	8.3	7.4	8.3	8.2	7.2	8.0	8.4	7.2	7.4
5-9	4.7	3.9	4.3	9.2	7.1	7.3	9.6	6.7	7.5	9.8	7.4	7.3
10-14	7.0	7.2	5.1	9.3	7.6	6.6	9.9	7.6	6.7	10.2	8.0	6.9
15-19	7.5	7.6	5.9	8.6	8.8	7.2	9.1	9.0	6.8	9.4	9.3	7.1
20-24	4.8	5.6	5.8	8.4	10.0	9.1	8.7	10.0	8.2	8.1	9.4	7.5
25-34	8.8	12.0	14.2	13.7	17.9	19.8	13.4	18.0	19.3	12.3	16.4	17.5
35-44	11.6	13.2	15.9	12.0	11.7	15.1	11.8	11.9	15.6	11.4	11.3	15.1
45-54	16.0	13.7	13.7	12.3	10.2	9.6	11.7	9.9	9.9	11.4	10.1	10.2
55-64	17.1	13.7	11.2	9.0	9.3	7.3	8.6	9.3	7.5	9.2	9.6	8.5
65-74	13.3	12.8	10.3	5.6	6.0	5.7	5.5	6.2	6.3	6.1	6.9	7.3
75+	6.5	8.4	10.0	3.6	4.0	4.0	3.5	3.9	4.2	3.7	4.4	5.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median	46.9	43.9	42.5	N.A.	29.8	30.8	28.1	29.9	31.7	28.0	30.0	33.0

Source: Compiled by Beverly Hills Planning and Community Development Dept. from 1970, 1980, 1990 U.S. Census of Population and Housing, and Statistical Abstract of the United States, 1982-1983.

FIGURE 1

1990 Age/Sex Graph for Beverly Hills,
Los Angeles County, California and U.S.A.

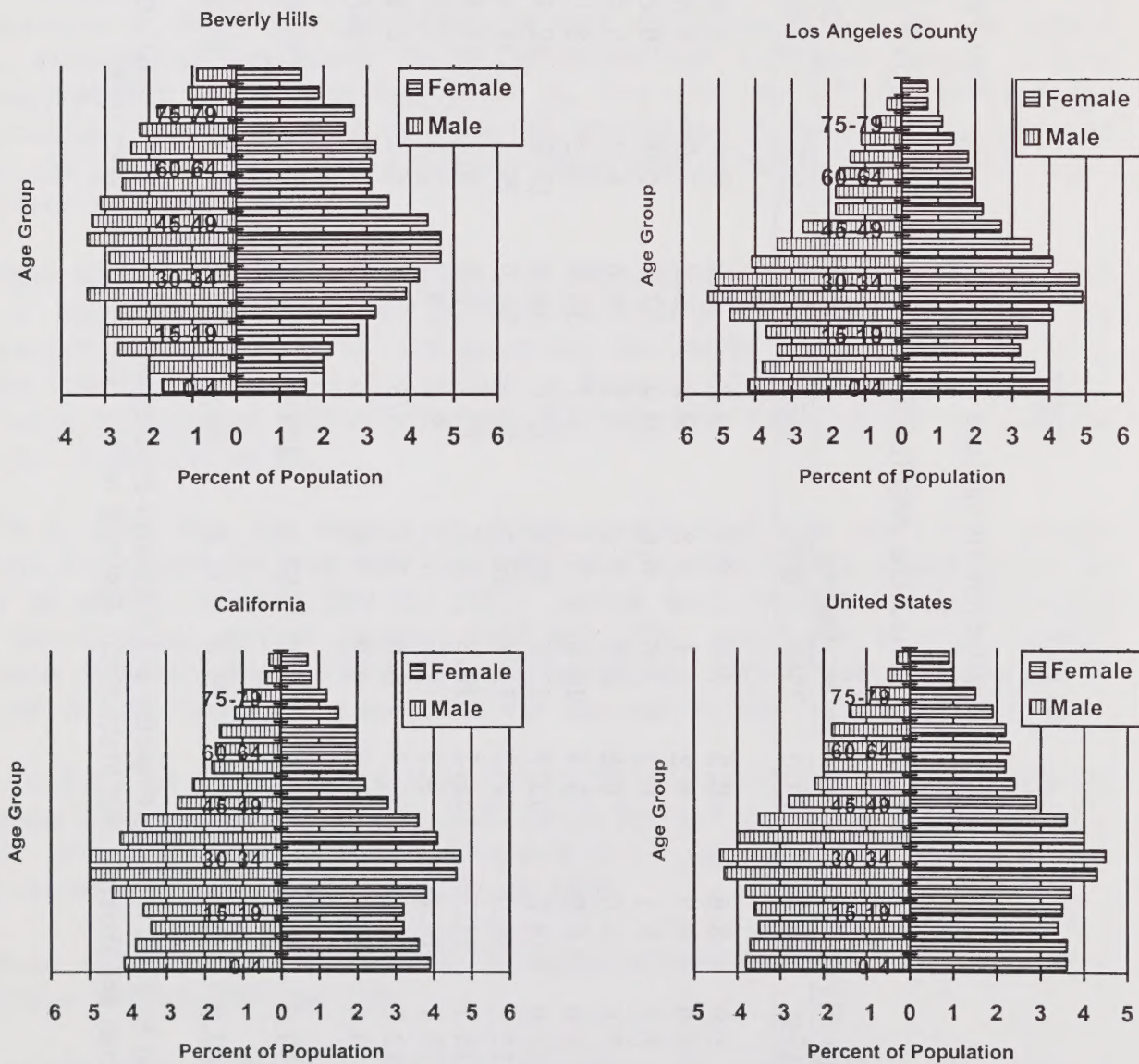


TABLE 6
Population and Percent Increase (Decrease)
1970, 1980, and 1990 City of Beverly Hills

Age	1970		1980		1979-80	1990		1980-90	1970-90
	Number	Percent	Number	Percent	Percent Change	Number	Percent	Percent Change	Percent Change
0-4	877	2.6	620	1.9	(29.3)	1,038	3.2	67.4	18.4
5-18	6,028	18.0	5,627	17.4	(6.7)	4,305	13.5	(23.5)	(28.6)
19-34	4,927	14.8	6,112	18.9	24.1	6,892	21.5	12.8	39.9
35-64	14,927	44.7	13,128	40.6	(12.1)	13,291	41.6	1.2	(11.0)
65+	6,657	19.9	6,880	21.2	3.3	6,445	20.2	(6.3)	(3.2)
Total	33,416	100.0	32,367	100.0	(3.1)	31,971	100.0	(1.2)	(4.3)

Source: 1970, 1980, 1990 U.S. Census of Population and Housing.

females, the male age group 25-34 has increased the most dramatically by almost 73 percent, compared to 46 percent of females in this age group. Men in the group 75+ increased by almost 50 percent and women in the same group by over 41 percent.

Map 1 identifies the Census Tract location of those under 18 and those 65 and older in 1990.

The educational level of the City's population remains high with 72 percent of those 18 or older having attended at least one or more years of college and 45 percent having completed a Bachelor's or a graduate degree (see Table 8).

2.1.2. Household Characteristics.

A "household" as defined in the Census is simply an occupied housing unit. A household may consist of a single person, or a "family" of persons related by blood or marriage, or a family and any number of "unrelated individuals" who are not related by blood or marriage to any of the other persons in the household, or finally, a household of unrelated individuals. In 1990, Beverly Hills had 14,564 households, of which 8,024 or 55 percent were "family" households and 6,540 (45 percent) were "non-family" households. Almost 76 percent of the population lived in family households, with the balance in non-

TABLE 7

Population and Percent Increase (Decrease) By Age Group and Sex, 1970, 1980, 1990

City of Beverly Hills

Age	Total Population						Female Population						Male Population					
	1970	1980	1970-80 Percent Change	1990	1980-90 Percent Change	1970-90 Percent Change	1970	1980	1970-80 Percent Change	1990	1980-90 Percent Change	1970-90 Percent Change	1970	1980	1970-80 Percent Change	1990	1980-90 Percent Change	1970-90 Percent Change
0-4	877	620	(29.3)	1,038	67.4	18.4	444	290	(34.7)	500	72.4	12.6	433	330	(23.8)	538	63.0	24.2
5-9	1,582	1,253	(20.8)	1,285	2.6	(18.8)	756	593	(21.6)	643	8.4	(14.9)	826	660	(20.1)	642	(2.7)	(22.3)
10-14	2,321	2,317	(0.2)	1,565	(32.5)	(32.6)	1,171	1,189	(1.5)	712	(40.1)	(39.2)	1,150	1,128	(1.9)	853	(24.4)	(25.8)
15-18	2,125	2,057	(3.2)	1,455	(29.3)	(31.5)	1,066	977	(8.3)	695	(28.9)	(34.8)	1,059	1,080	2.0	760	(29.6)	(28.2)
19-24	1,999	2,215	10.8	2,303	4.0	15.2	1,136	1,151	1.3	1,233	7.1	8.5	863	1,064	23.3	1,070	0.6	24.0
25-34	2,928	3,897	33.1	4,589	17.8	56.7	1,771	2,472	39.6	2,588	4.7	46.1	1,157	1,425	23.2	2,001	40.4	72.9
35-44	3,877	4,273	10.2	5,055	18.3	30.4	2,363	2,656	12.4	3,014	13.5	27.5	1,514	1,617	6.8	2,041	26.2	34.8
45-54	5,355	4,430	(17.3)	4,564	3.0	(14.8)	3,125	2,499	(20.0)	2,526	1.1	(19.2)	2,230	1,931	(13.4)	2,038	5.5	(8.6)
55-64	5,695	4,425	(22.3)	3,672	(17.0)	(35.5)	3,220	2,429	(24.6)	1,988	(18.2)	(38.3)	2,475	1,996	(19.4)	1,684	(15.6)	(32.0)
65-74	4,456	4,151	(6.8)	3,276	(21.1)	(26.5)	2,747	2,410	(12.3)	1,816	(24.6)	(33.9)	1,709	1,741	(1.9)	1,460	(16.1)	(14.6)
75-84				2,377						1,466						911		
85+	2,201	2,729	24.0	792	16.1	44.0	1,382	1,764	27.6	488	10.8	41.4	819	965	17.8	304	25.9	48.4
Total	33,416	32,367	(3.1)	31,971	(1.2)	(4.3)	19,181	18,430	(3.9)	17,669	(4.1)	(7.9)	14,235	13,937	(2.1)	14,302	2.6	0.5
Median	46.9	43.9		42.5			N.A.	44.5		43.2			N.A.	N.A.		41.6		

Source: Compiled by Planning & Community Development from 1970, 1980, 1990 U.S. Census of Population and Housing.

Tract Population (1990)

Percent of 65+ in City
Percent of Tract who are 65+

Percent of under 18 in City
Percent of Tract who are under 18

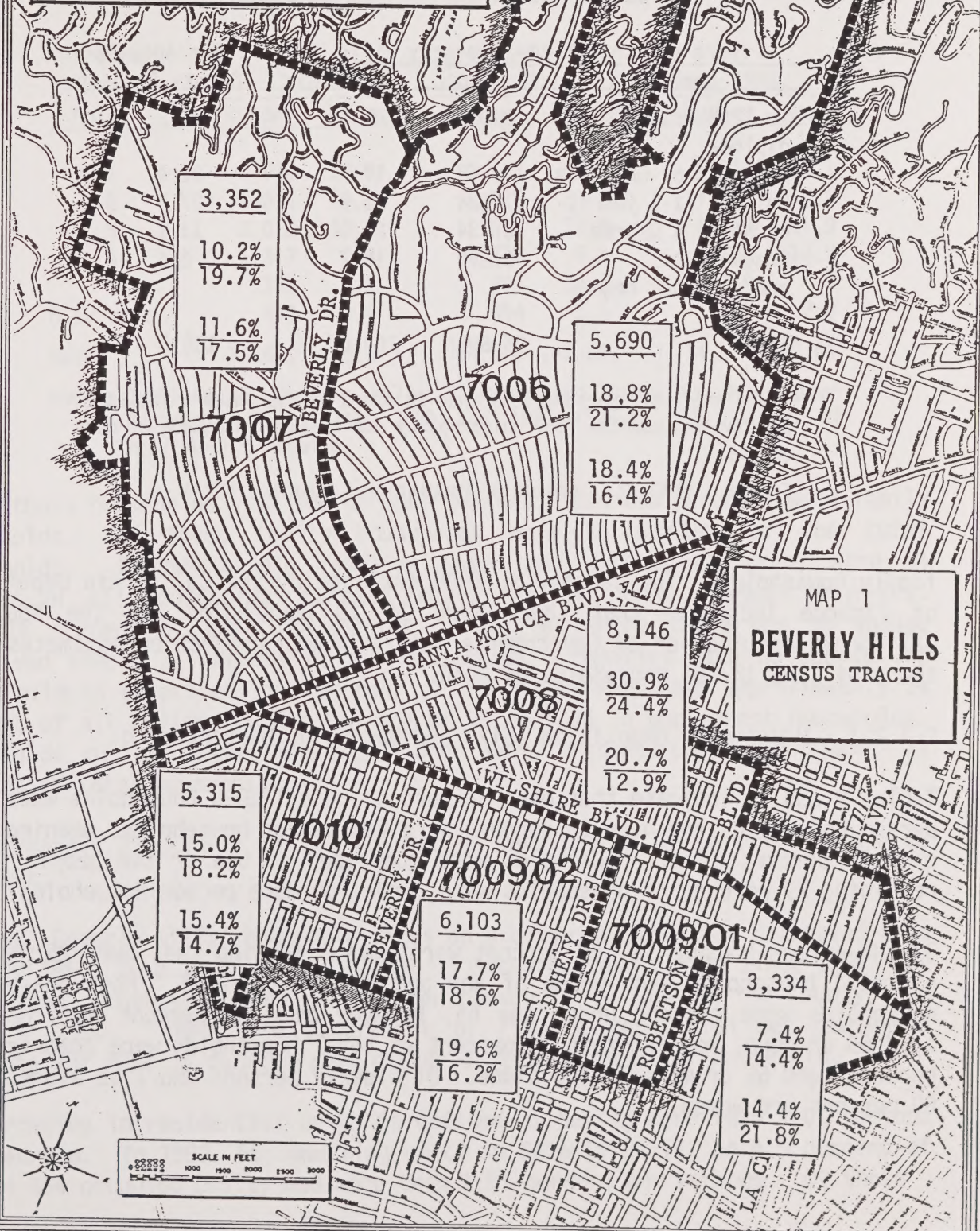


TABLE 8
Years of School Completed, 18 Years and Over, 1990,
Beverly Hills and Los Angeles County

Years of School Completed	Beverly Hills		Los Angeles County Percent
	Number	Percent	
To 12th grade no diploma	2,883	10.7	31.2
High School Graduate	4,768	17.7	21.4
College (1-3 years)	7,224	26.9	27.7
Bachelor's Degree	6,734	25.0	13.1
Graduate or professional degree	5,290	19.7	6.6
Total	26,899*	100.0	100.0

*There are 5,072 persons less than 18 years of age which leaves 27 persons unaccounted for. Discrepancy due to sampled nature of data source.

Source: 1990, U.S. Census of Population & Housing, STF-3.

family households. The January 1, 2000 estimate by the California Department of Finance indicates that there were 14,719 households and the Southern California Association of Governments future growth projection estimates that there will be 15,064 households by 2010.

2.1.2.1. Household Composition, Size and Degree of Overcrowding.

Tables 9 and 10 indicate that over 38 percent of all 1990 households were one-person households and over 32 percent were two-person households, meaning that over 70 percent of all households were comprised of one or two people. The remaining 29 percent of households were three- or more person households.

Of one-person households, 69 percent were women, meaning that over 26 percent of total households were women of any age who lived alone. Most one-person households were persons under age 65, however over 36 percent were persons aged 65 or more, meaning that 14 percent of total households were comprised of persons aged 65 or more living alone. Of elderly persons who live alone, over 80 percent are women.

TABLE 9
Household Size, 1970, 1980, 1990
City of Beverly Hills

Persons in House- hold	Households					
	1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
1	4,949	33.8	5,563	37.4	5,548	38.1
2	5,095	34.8	5,018	33.8	4,741	32.6
3	2,022	13.8	1,902	12.8	1,739	11.9
4	1,377	9.4	1,378	9.3	1,498	10.3
5	755	5.2	641	4.3	710	4.9
6 or more	443	3.0	354	2.4	328	2.2
Total	14,641	100.0	14,866	100.00	14,564	100.00

Source: Compiled by Beverly Hills Planning and Community Development Department from 1970, 1980 and 1990 (STF-1) U.S. Census of Population & Housing.

Among those households with two or more persons, most (89 percent) were family households, and these family households were 55 percent of the total households. Married-couple families (with and without children) were 44 percent of all households; married-couple families with children were less than 16 percent of total households. Families where there was no spouse comprised almost 11 percent of all households. Families with no spouse and with children comprised five percent of all households, and approximately 16 percent of all children under the age of 18 resided in one-parent households. Households of all types where children were present comprised almost 21 percent of total households.

Approximately 31 percent of all households were headed by persons who are 65 or older.

By 1990, Beverly Hills' household sizes on a citywide basis had decreased from 2.43 in 1960, to 2.19 in 1990. Table 11 shows household size since 1960. By comparison, there were 3.00 persons per household in 1960 in the County, and 2.91 in 1990. The State Department of Finance population per household estimate for 2000 is considerably higher at 2.38 persons per household.

Overcrowding in residential units is defined as having more than 1.01 persons per bedroom. In 1990, 653 dwelling units in Beverly Hills, or 4.5 percent of the 14,564 occupied units, had more than 1.01 persons per bedroom. Of these

TABLE 10

Household Size and Type, 1990

City Of Beverly Hills

Type of Household	Number	Percent of Total Households
1-PERSON	5,548	38.1
Male:	1,727	11.9
Female:	3,821	26.2
2- OR MORE PERSONS:	9,016	61.9
Family households:	8,024	55.1
♦ Married-couple family:	6,463	44.4
- With children	2,305	15.8
- With no children	4,158	28.5
♦ Other families:	1,561	10.7
Male householder (no wife):		
- With children	148	1.0
- With no children	237	1.6
Female householder (no husband):		
- With children	590	4.1
- With no children	586	4.0
♦ Non-family households:	992	6.8
Male Householder	481	3.3
Female householder	511	3.5
TOTAL HOUSEHOLDS	14,564	

Source: 1990 U.S. Census of Population and Housing.

overcrowded units, 81 percent were renter-occupied dwellings. In comparison, in the County, 19.2 percent of units had more than 1.01 persons per room. The draft 1999 RHNA indicates that there are 531 households experiencing overcrowding, 79.7 percent of them were renter households.

2.1.2.2. Household Income.

The per capita income in 1989 was \$55,463. The median household income in 1989 was \$54,348, which was the 17th highest in the County. The 1989 median household and family incomes are compared with the County and State, below.

Area	Household	Family
California	\$35,798	\$40,559
LA County	\$34,965	\$39,035
Beverly Hills	\$54,348	\$83,272

TABLE 11

Persons Per Household by Census Tract and Citywide
City of Beverly Hills

Census Tract	Year			
	1960	1970	1980	1990
7006	3.60	3.32	3.18	3.00
7007	3.56	3.36	3.07	3.00
7008	1.95	1.82	1.80	1.88
7009.01	2.21	2.37	2.27	2.37
7009.02		1.97	1.83	1.93
7010	2.23	2.11	2.00	1.98
Citywide	2.43	2.28	2.18	2.19

Source: 1960, 1980, 1990 U.S. Census of Population and Housing.

The mean (average) household income in Beverly Hills was \$121,396 and the mean family income was \$171,446. An examination of Table 12 reveals that there are significant differences in income levels in the community, depending on the type of household, with 28 percent of Beverly Hills households having incomes of less than \$30,000 in 1989, and 30 percent with incomes in excess of \$100,000. Among families, 16 percent had incomes less than \$30,000, and 44 percent had incomes in excess of \$100,000 in 1989. Among non-family households, almost 44 percent had incomes less than \$30,000, and 12.5 percent had incomes over \$100,000 in 1989.

Geographically, Table 13 also indicates considerable differences in the median, mean and per capita incomes of family and non-family households depending on location (refer to Map 1 on p. 28 for location of Census Tracts).

TABLE 12

Income In 1989, City Of Beverly Hills

Income	Households		Families		Non-family Households	
	Number	Percent	Number	Percent	Number	Percent
\$0 - 9,999	1,492	10.3	362	4.6	1,137	17.3
10,000-19,999	1,216	8.4	388	4.9	828	12.6
20,000-29,999	1,417	9.7	537	6.8	906	13.8
30,000-39,999	1,577	10.9	686	8.6	937	14.3
40,000-49,000	1,025	7.0	360	4.5	648	9.9
50,000-59,999	953	6.6	587	7.4	374	5.7
60,000-74,999	1,231	8.5	758	9.5	449	6.8
75,000-99,999	1,251	8.6	774	9.7	466	7.1
100,000-124,999	983	6.8	671	8.4	316	4.8
125,000-149,000	485	3.3	388	4.9	91	1.4
150,000 or more	2,888	19.9	2,444	30.7	411	6.3
Total	14,518	100.0	7,955	100.0	6,563	100.0
Median	\$ 54,348		\$ 83,272		\$34,446	
Mean	121,396		171,446		58,122	

Source: Compiled by Beverly Hills Planning & Community Development
Department from 1990 U.S. Census of Population and Housing, STF-3.

Households located south of Santa Monica Boulevard generally have incomes which are less than half of those of households north of Santa Monica Boulevard.

Table 14 provides information on mean family income by type of family and shows a low of \$39,760 for family households headed by women who have children, to a high of \$203,052 for married-couple families with no children.

Table 15 indicates the income of Beverly Hills households by income level and age of the householder and can show, for example, that of all households where 1989 household income was less than \$25,000, 45 percent of these households were headed by a person 65 or older, and that these lower income elderly-headed households represented 35 percent of all elderly-headed households. Likewise, of all households where 1989 income was \$100,000 or more, 29 percent

TABLE 13

Median, Mean Income of Households, Families and Non Family
Households, and Per Capita Income, By Census Tract

Census Tract		House-holds	Families	Non-Family House holds	Per Capita Income
7006	Median	\$150,001*	\$150,001*	\$ 75,515	\$104,808
	Mean	315,378	347,391	139,694	
7007	Median	150,001*	150,001*	104,317	108,011
	Mean	325,862	348,579	215,860	
7008	Median	40,450	61,779	33,304	33,567
	Mean	62,361	86,627	41,593	
7009.01	Median	49,063	73,075	29,213	33,670
	Mean	78,506	102,259	42,787	
7009.02	Median	40,267	52,265	31,770	29,217
	Mean	56,561	68,186	46,628	
7010	Median	53,714	76,423	34,432	45,299
	Mean	88,335	116,847	59,635	
Citywide	Median	54,348	83,272	34,446	55,463
	Mean	121,396	171,446	58,122	

* The top income category in the Census is "\$150,000 or more," therefore these entries represent income levels which are simply in the highest, open-ended category and are not true medians.

Source: 1990 U.S. Census of Population & Housing, STF-3, P 80/81/107/108/110/111 and P 114/115/116.

were headed by a person aged 65 or more, and among elderly-headed households, 28 percent had 1989 incomes of \$100,000 or more.

Table 16 displays household income level by race and Hispanic origin and shows that the lowest mean household income in 1989 was for American Indian households and the highest was for Other Race.

It should be noted that the federal definition of "poverty" defines an income level well below that which would qualify a household for participation in federal or State programs designed for those with "low" or "very low" incomes.

TABLE 14

Mean Family Income by Family Type
City of Beverly Hills

Family Type	Mean Income
Married-couple family:	
• With Children	\$184,845
• No Children	203,052
Other Family:	
• Male Householder, no spouse:	
- With Children	124,999
- No Children	76,250
• Female Householder, no spouse:	
- With Children	39,760
- No Children	\$ 63,576

Source: 1990 U.S. Census of Population and
Housing, STF-3.

TABLE 15

Income in 1989 by Age of Householder
City of Beverly Hills

Income	Households by Age of Householder						Total House- holds
	15-24	25-34	35-44	45-54	55-64	65+	
\$0-24,999	190	407	591	478	298	1,583	3,547
25,000-49,999	97	816	552	445	436	834	3,180
50,000-74,999	20	393	452	514	308	497	2,184
75,000-99,999	16	244	273	216	195	307	1,251
100,000+	6	262	849	1,064	909	1,266	4,356
Total Households	329	2,122	2,717	2,717	2,146	4,487	14,518

Source: Compiled by Beverly Hills Planning & Community Development Department
from 1990 U.S. Census Population and Housing, STF-3.

The Census information currently available does not provide the same level of detail for "low" or "very low" income households and persons as it does for those below the "poverty" level. It is important to bear in mind that the extent which the entire lower income population has the same household characteristics as those residents whose incomes are below the poverty level is unknown. The definition of "low income" (also referred to as "lower" income) is 80 percent of the County median income adjusted for household size. A "very low" household income does not exceed 50 percent of County median adjusted for household size. The federal poverty income levels are weighted depending on household composition, age and presence of children under the age of 18. The following tables provide a comparison income levels defined as "low" and "very low" with those defined as "poverty" thresholds.

Persons in Household	Income Thresholds		Persons in Family	1999 Poverty Thresholds
	Very Low (50%)	Low or Lower (80%)		Weighted Average Threshold
1	\$18,250	\$29,200	1	\$ 8,501
2	20,850	33,350	Householder <65	8,667
3	23,450	37,500	Householder 65+	7,990
4	26,050	41,700	2	10,869
5	28,150	45,000	Householder <65	11,214
			Householder 65+	10,075
			3	13,290
			4	17,029
			5	20,127

* In effect March, 2000

Source: U.S. Bureau of Census

From the Census (Tables 12 and 15) it can be conservatively estimated that in 1989, there were approximately 4,000 "low income" households (28 percent of all households), and that approximately 40 percent were headed by a person aged 65 or older. Information provided by SCAG in the draft 1999 Regional Housing Needs Assessment indicates that the number of lower income households is 3,912. (See discussion in Section 2.3., Housing Needs.)

Tables 17, 18 and 19 display information on the extent of poverty of persons and households by age, sex and household type. A total of 6.6 percent of the total population, 6.7 percent of the total households and 4.2 percent of total families had incomes below the poverty level in 1989.

Table 20 examines households, persons, families and children living below poverty, by household type. Of all poor households, 40 percent were headed by a person aged 65 or more and almost 30 percent were headed by a person aged 75

TABLE 16

Household Income in 1989 by Race/Hispanic Origin
City of Beverly Hills

Income	White		Black		American Indian		Asian		Other Race		Hispanic	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
\$ 0-24,999	3,324	24.4	83	35.5	28	51.8	81	14.7	31	38.3	126	30.1
25,000-49,000	2,923	21.5	78	33.3	17	31.5	136	24.8	26	32.1	98	23.5
50,000-74,999	2,060	15.2	35	15.0	9	16.7	80	14.6	0	--	66	15.8
75,000-99,999	1,119	8.2	12	5.1	0	--	120	21.9	0	--	20	4.8
\$ 100,000+	4,174	30.7	26	11.1	0	--	132	24.0	24	29.6	108	25.8
Total												
Households	13,600	100.0	234	100.0	54	100.0	549	100.0	81	100.0	418	100.0
Mean	\$122,641		\$52,794		\$26,264		\$123,126		\$162,259		\$102,276	

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

TABLE 17

Poverty Status of Persons for Whom Poverty Status is Determined
City of Beverly Hills

Age	Persons Below Poverty			Persons Above Poverty			Total Persons
	Male	Female	Total	Male	Female	Total	
0-17	175	123	298	2,427	2,319	4,746	5,044
18-64	533	785	1,318	8,454	10,662	19,116	20,434
65+	142	347	489	2,518	3,402	5,920	6,409
Total	850	1,255	2,105	13,399	16,383	29,782	31,887

Source: Compiled by Beverly Hills Planning and Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

or more. (Households headed by a person aged 65 or more comprise 40 percent of total lower income households as well.) Among poor households, 62 percent consisted of people living alone. Slightly more than half of poor persons living alone were aged 65 or more, and slightly less than half were younger than 65. Of those elderly poor persons living alone, over 73 percent were aged 75 or more.

Of the remaining 38 percent of poor households, the average household size was 4.07 persons, which is large in comparison with the 2.93 average household size Citywide for households of two or more persons. Married-couple households without children accounted for 13 percent of poor households; married-couple households with children comprised seven percent. Single parent households accounted for 11 percent of poor households; female-headed households with children were eight percent of all poor households. Family households with male or female heads but no spouses or children, and non-family households accounted for the remaining seven percent of poor households.

Among poor children, almost half lived in married-couple households, 40 percent in female-headed single parent households, and 11 percent in male-headed single parent households.

TABLE 18

Poverty Status of Persons for Whom Poverty Status is Determined in 1989
by Age of Householder and By Household Type
City of Beverly Hills

In Type of Household	Persons, by Age of Householder				Total Persons
	15 - 64		65+		
	Above Poverty	Below Poverty	Above Poverty	Below Poverty	
In Married-Couple Family	15,165	439	3,559	149	19,312
In Other Family:					
• Male Householder, no spouse	927	101	121	7	1,156
• Female Householder, no spouse	2,100	243	233	9	2,585
Unrelated individuals:					
• In family households	780	307	17	0	1,104
• In nonfamily households					
- Living alone	3,263	293	1,712	308	5,576
- Not living alone	738	32	217	0	987
- Non-relatives	875	201	61	16	1,153
In group quarters	14	0	0	0	14
Total Persons	23,862	1,616	5,920	489	31,887

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3. Data from STF-3 is sampled and therefore the figure for total persons is slightly less than the 31,971 reported in the "100 percent" Census data from STF-1.

TABLE 19
Poverty Status of Households 1989
by Age of Householder and By Household Type
City of Beverly Hills

In Type of Household	Age of Householder				Total Households
	15 - 64		65+		
	Above Poverty	Below Poverty	Above Poverty	Below Poverty	
Married-couple family	4,314	114	1,946	84	6,458
Other family:					
• Male Householder, no spouse	312	31	66	0	409
• Female Householder, no spouse	825	109	154	0	1,088
• Nonfamily households					
- Living alone	3,263	293	1,712	308	5,576
- Not living alone	738	32	217	0	987
Total Households	9,452	579	4,095	392	14,518

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing, STF-3. STF-3 is sampled data and therefore the total number of households shown is slightly less than the 14,564 from the "100 percent" data.

The extent to which lower income households have the same household characteristics as the households below the poverty level is unknown, however if the household characteristics are assumed to be the same, the lower income households would represent the estimated percentages of all households in the City shown on Table 21.

Geographically, Table 22 indicates that the 2,105 persons with incomes below the poverty level were spread fairly evenly throughout the community although north of Santa Monica Boulevard almost no children and relatively few households have incomes of this level. Table 23 reveals that of the 971 total households below the poverty level, the largest group -- persons living alone -- lived between Santa Monica Boulevard and Wilshire Boulevard, with the second largest number of poor households living south of Wilshire Boulevard

TABLE 20
Households, Persons, Families and Children Below Poverty
City of Beverly Hills

Household Type	Number of Households			Number of Persons			Number of Families	Number of b/ Children
	Total	Age of Householder		Total	Age of Householder			
		15-64	65+		15-64	65+		
Live Alone	601	293	308 ^{a/}	601	293	308 ^{a/}	N.A.	0
Married-couple family:		{	{	{	{	{		
w/no children <18	126	{ 114	{ 84	{ 588	{ 439	{ 149	126	N.A.
w/ children <18	72	{	{	{	{	{	72	134
Other Family:		{	{	{	{	{		
Male Householder, no children	7	{ 31	{ 0	{ 108	{ 101	{ 7	7	N.A.
Male Householder, w/ children	24	{	{	{	{	{	24	29
Female Householder, no children	30	{ 109	{ 0	{ 252	{ 243	{ 9	30	N.A.
Female Householder, w/ children	79	{	{	{	{	{	79	108
Other Households	32	32	0	556 ^{c/}	540	16	N.A.	
Totals	971	579	392	2,105	1,616	489	338	271
	House-holds	House-holds	House-holds	Persons	Persons	Persons	Families	Children

a/ 226 are age 75+.

b/ Under 18 years of age.

c/ 307 persons are non-family members of family households and 249 persons are in non-family households.

Source: Compiled by Beverly Hills Planning and Community Development Department from 1990 U.S. Census of Population and Housing, STF-3.

TABLE 21

Estimated Household Composition of Lower Income
Households Based on Composition of Households Below Poverty
City of Beverly Hills

Household Type	Households Below Poverty ^{a/}		<u>Lower Income Households</u>	
	Number	Percent	b/ Number	Percent of All House- ^{b/} holds
Live Alone	601	61.9	2,459	16.9
Married-Couple Family:				
- With No Children <18	126	13.0	516	3.6
- With Children <18	72	7.4	294	2.0
Other Family:				
- Male Householder With				
No Children <18	7	0.7	28	0.2
Children 18	24	2.5	99	0.7
- Female Householder With				
No Children 18	30	3.1	123	0.8
Children <18	79	8.1	322	2.2
Other Households	32	3.3	131	0.9
Total	971	100.0	3,972 ^{c/}	27.3

a/ Source: Composite of various 1990 Census tables on poverty.

b/ Distribution based on percent of households below poverty. Compiled for illustrative purposes only; the actual household characteristics of those households with incomes above poverty level but below "lower" income level is unknown.

c/ From SCAG; includes households below poverty.

TABLE 22

Poverty Status of Selected Age Groups
By Census Tract

Census Tract	Total ^{a/} House- holds	Persons			
		All Persons	b/ Children <18 Years	c/ Persons 65+	d/ Persons ^{e/} 18 - 64
7006	55	257	0	53	204
7007	43	180	5	15	160
7008	332	586	79	197	310
7009.01	174	417	95	59	263
7009.02	225	434	75	88	271
7010	142	231	17	77	137
Total	971	2,105	271	489	1,345

a/ 1990 Census, STF-3A, Produced by Los Angeles County
ISD/Urban Research.

b/ 1990 Census, Tables P117/118.

c/ 1990 Census, Tables P126.

d/ Calculated from Census Table P122.

e/ Calculated from preceding columns.

TABLE 23

Households Below Poverty Level

By Household Type and Census Tract

Types of Household	Total House- holds	Census Tract					
		7006	7007	7008	7009.01	7009.02	7010
Married-Couple Family:							
• With Children <18	72	0	0	15	37	20	0
• No Children <18	126	11	6	42	25	22	20
Other Family:							
• Male Householder (No wife):							
- With Children <18	24	0	5	0	0	19	0
- No Children <18	7	0	0	0	7	0	0
• Female Householder (No husband)							
- With Children <18	79	0	0	29	12	30	8
- No Children <18	30	8	0	11	0	11	0
Non-Family Households:							
• Living Alone	601	32	32	222	82	123	110
• No Living Alone	32	4	0	13	11	0	4
Total	971	55	43	332	174	225	142

Source: 1990 U. S. Census of Population & Housing, Tables P 123/124/125 and P126.

and west of S. Doheny Drive. (Again, it is unknown the extent to which persons and households which have "lower" incomes would correspond to the geographic location and household characteristics of the persons and households living below the federal "poverty" level.)

2.1.3. Employment.

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles County. Employment data from the California Employment Development Department indicates a 1999 employment level of approximately 45,000.* SCAG's draft forecast projects an employment level of 61,023 by 2010.

Over 52 percent of the resident population was employed in 1989, with 72 percent of resident workers involved in private-for-profit industries (see Table 24). The finance, insurance, and real estate industries employed the single largest group of residents, 16 percent (see Table 25). Of those residents who worked, about 35 percent worked within the City. It is anticipated that these industries, in addition to the professions (particularly medical and legal), retail sales and hotel industries will remain the leading employers in the future. In addition, there has been a trend for certain entertainment industry activities which are ancillary to actual production to locate in the city.

* 1999 2-digit ES-202 data for Beverly Hills. Does not include the self-employed and domestic service in private homes.

TABLE 24

Type of Worker in 1989
City of Beverly Hills

Type of Work	Employed Persons 16 Years of Age and Older	
	Number	Percent
Private for Profit Wage and Salary	12,108	72.0
Private Not-for-Profit Wage and Salary	612	3.6
Local Government	737	4.4
State Government	219	1.3
Federal Government	113	0.7
Self-Employed	2,821	16.8
Unpaid Family Work	200	1.2
Total	16,810	100.0

Source: Compiled by Beverly Hills Planning & Community Development Department from 1990 U.S. Census of Population and Housing (STF-3).

TABLE 25

Resident Employment by Industry, by Occupation, 1990
City of Beverly Hills

Industry	Persons
Agriculture, Forestry, Fisheries & Mining	29
Construction	375
Nondurable Goods Mfg.	754
Durable Goods Mfg.	653
Transportation	450
Communications & Other Public Utilities	368
Wholesale Trade	1,077
Retail Trade	2,154
Finance, Insurance, Real Estate	2,653
Services:	
Business & Repair Services	1,012
Personal	1,200
Entertainment/Recreation Services	1,086
Health Services	1,491
Educational Services	856
Other Professional & Related Services	2,431
Public Administration	<u>221</u>
Total	16,810
Occupation	Persons
Executive, Administrative, Managerial	4,183
Professional Specialty	4,533
Technicians & Related Support	324
Sales	3,347
Administrative Support, Including Clerical	2,243
Private Household	783
Protective Service	59
Service, Except Protective & Household	615
Farming, Forestry & Fishing	15
Precision Production, Craft & Repair Occupations	478
Machine Operators, Assemblers & Inspectors	99
Transportation & Material Moving	52
Handlers, Equipment Cleaners, Helpers & Laborer	<u>79</u>
Total	16,810

Note: 52.3 percent of City's population was employed in 1989.
Source: 1990 U.S. Census of Population and Housing (STF-3).

2.2. Characteristics of Housing Stock.

2.2.1. Housing Inventory by Type of Housing.

Counts of the number of dwelling units in the City vary depending on the source of the information. The 1990 Census counted a total of 15,723 dwelling units in the City. Since 1990, City records for the period through June 30, 2000, indicate that there has been a net gain of 82 additional dwelling units resulting from construction and demolition. An annexation recorded in 1999 added ten single family dwelling units, two of which are on land zoned for multifamily residential.

The State Department of Finance estimate as of January 1, 2000, was 15,890 dwelling units. This source estimated that 62.9 are multifamily residential and 37.1 are single family residential units. Based on City records, it is estimated that 8,211 multifamily units (82 percent) are apartments and 1,785 (18 percent) are condominiums.

There are no "manufactured" or mobile homes in the City. (The Census enumerated five mobile homes, however this is felt to be an error.) One project of 64 units of market rate congregate elderly housing is under construction and several market-rate condominium projects are under construction. One project of 150 rent-subsidized units for very low income elderly/handicapped households has been constructed in a mixed use structure.

In 1990, 56.2 percent of the total occupied units were renter-occupied units and 43.8 percent were owner-occupied units. Of occupied condominiums, 73.8 percent were owner occupied and 26.2 percent were renter occupied.

2.2.2. Age of Stock, Condition and Size.

Like many Southern California communities, Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. There are a substantial number of single family houses in the City which were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), a few dating from before 1910. The City had its primary period of residential growth in the late 1920s and in the 1930s. In 1990, over 35 percent of the housing stock was built before 1940, as compared to 13 percent of the County. Over 50 percent of the units were constructed prior to 1950. The median year built was 1949. Approximately 56 percent of owner-occupied housing and 44 percent of the renter-occupied housing was constructed prior to 1940.

In general, the condition of the housing stock is very good, despite its age. The 1990 Census reports that a total of 31 units lacked complete plumbing facilities; 7 of them were reported as vacant. All units received water from the City's distribution system. Almost all units were reported as connected to the public wastewater system, however 15 units reported use of a septic system and 40 units reported "other means" for sewage disposal. (City Public Works staff advise that this response to the census questionnaire notwithstanding, all dwelling units in the City are connected to the sanitary sewer system.) Most occupied housing units received heat from the gas utility, although 19 percent were heated with electricity, 23 units used fuel oil, and 38 units reported no heat source. None reported use of coal, wood, or solar energy. A total of 103 units did not have complete kitchen facilities. There are no known cases of housing units in need of major structural rehabilitation or replacement due to deteriorated condition, although a few free-standing garages of older apartment buildings have deteriorated and may require rehabilitation or demolition in the future.

In 1986, the State legislature enacted SB 547, referred to as the "Unreinforced Masonry (URM) Law" which requires all local jurisdictions located within Seismic Zone IV to establish a mitigation program to identify potentially hazardous buildings and to notify the owners of the buildings. The City subsequently surveyed the community's structures and enacted an ordinance requiring such structures to be seismically strengthened or demolished. All structures identified in the survey have been reinforced. Single family residences and multifamily dwellings of four or fewer units are exempt from the ordinance.

The 1990 Census indicated that almost 46 percent of the owner housing had four or more bedrooms and almost 20 percent had five or more bedrooms. (Countywide, 20 percent of owner housing had four or more bedrooms, and just under four percent had five or more bedrooms.) In renter-occupied housing, 11 percent had no bedrooms, 44 percent had one bedroom, over 33 percent had two bedrooms, and 11 percent had three or more bedrooms. (Countywide, 16 percent of renter-occupied units had no bedrooms, 39 percent had one bedroom, 34 percent had two bedrooms, and 11 percent had three or more bedrooms.)

2.2.3. Existing Density.

Just under 2,370 acres of land, or approximately 90 percent of the City is zoned for residential use (not including public rights-of-way and governmental or school district property). Of this, approximately 90 percent is zoned for single family residential and 10 percent for multi-family residential.

In areas zoned for single family residential, the overall average existing (built) density is approximately 2.8 units per acre. Due to the considerable range of lot sizes, existing (built) single family residential densities range from approximately 9 units to the acre to 0.1 unit to the acre (on one of the few remaining multi-acre properties). In areas zoned for multi-family residential, the overall average existing (built) density is approximately 39 units per acre. Existing (built) multifamily residential densities range from approximately 118 units per acre to approximately 14 units per acre.

2.2.4. Vacancy.

The 1999 "Draft Regional Housing Needs Assessment" prepared and distributed by SCAG indicates that an ideal vacancy rate for rental property is five percent, and is 1.5 percent for owner property.

The 1990 Census reported that 1,159, or 7.4 percent of the 1990 units were vacant, however only 132 of these were for sale, and 582 were for rent. The balance of the vacant units, over 38 percent, were classified as "seasonal," "recreational" or "other" vacant units. If the 1990 vacancy rate were calculated dividing only those vacant units actually available by the number of occupied units plus "other" vacant units (not held for occasional use or vacant for other reasons), the overall vacancy rate would have been 4.7 percent. The for-sale vacancy rate would have been 0.9 percent and the for-rent vacancy rate would have been 3.8 percent.

The Post Office estimated that as of October 3, 2000, there were 699 vacant single and multi-family units (vacancy of 90 days or longer). This includes a small number of units that are in the Beverly Hills post office area but are not actually within the Beverly Hills City limits. The Post Office estimates that this vacancy figure represents approximately 2.5 percent of all units in the City.

2.2.5. Market Characteristics.

In the SCAG document "A Series of Lists on the Southern California Housing Market," the median home values of Beverly Hills owner housing topped the list of the 188 local governments in the entire six-county SCAG region (based on 1990 Census data). The same series of lists did not include Beverly Hills among the top 10 communities with high median household incomes. Rental housing costs are also very high, with the median rent of a one-bedroom apartment costing approximately \$1,300 per month.

2.2.5.1. Cost of Owner Housing.

Because the 1990 Census indicated that over 95 percent of the owner housing fell into the open-ended cost category of "\$500,000 or more" and therefore obscures information about the actual cost of the housing, a multi-year survey of actual sales prices for single family houses and for condominium units recorded in the "Realtors Multiple Listing Service Sold Book" was conducted for the years 1998 through June 30, 2000. (Sales which were not reported to this source would not be reflected in the survey.) Tables 26 through 28 summarize this survey by year.

The lowest recorded sales price of an individual single family house was \$409,500 in 1998 in Census Tract 7009.01 (south of Wilshire Boulevard and east of Doheny Drive). The highest sales price was \$8,320,000 in 2000 in Census Tract 7007 (north of Santa Monica Boulevard and west of N. Beverly Drive).

The lowest recorded sales price of a single condominium unit in the survey was \$130,000 in 1999 in Census Tract 7009.01. The highest sales price was \$1,100,000 in 1998 in Census Tract 7008 (north of Santa Monica Boulevard and east of Beverly Drive).

2.2.5.2. Cost of Renter Housing.

The 1990 Census provided the following data on rent levels:

<u>Monthly Rent</u>	<u>Percent Renter- Occupied Units*</u>
\$0- 549	12.2
550-649	8.2
650-749	10.6
750-999	27.1
\$1,000 +	41.9

* Units for which rent is charged.

TABLE 26

Sales Price of Single Family and Condominium Units, 1998

Census Tract	Single Family Houses				Condominium Units			
	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price
7006	60	\$ 530,000 - 5,800,000	\$1,851,300	\$2,121,523	NA	\$ NA	\$ NA	\$ NA
7007	52	910,000 - 5,750,000	2,200,000	2,520,289	NA	NA	NA	NA
7008	19	510,000 - 2,100,000	918,000	1,028,278	55	140,500 - 1,100,000	320,000	373,931
7009.01	31	409,500 - 2,700,000	640,000	721,937	32	130,000 - 845,000	370,000	387,032
7009.02	11	545,000 - 1,350,000	650,000	731,727	25	170,000 - 780,000	325,000	393,808
7010	11	600,000 - 1,349,000	935,000	979,091	28	160,000 - 765,000	550,000	503,025
Total	184				140			

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/98 - 12/31/98.

TABLE 27

Sales Price of Single Family and Condominium Units, 1999

Census Tract	Single Family Houses				Condominium Units			
	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price
7006	76	\$ 610,000 - 6,300,000	\$1,875,000	\$2,082,365	NA	\$ NA	\$ NA	\$ NA
7007	40	1,137,000 - 5,895,000	2,076,000	2,536,866	NA	NA	NA	NA
7008	11	505,000 - 1,825,000	746,379	923,438	37	126,500 - 890,000	410,000	448,471
7009.01	29	531,000 - 1,175,000	650,000	715,171	8	310,000 - 367,000	320,000	329,875
7009.02	10	605,000 - 1,260,000	849,500	863,556	31	177,000 - 800,000	340,000	351,953
7010	16	615,000 - 1,350,000	1,022,500	1,016,188	18	185,000 - 680,000	422,500	409,417
Total	182				94			

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/99 - 12/31/99.

TABLE 28

Sales Price of Single Family and Condominium Units, 2000

Census Tract	Single Family Houses				Condominium Units			
	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price	Number Dwelling Units	Sales Price Range	Median Sales Price	Mean Sales Price
7006	39	\$ 699,000 - 4,000,000	\$1,802,500	\$2,027,558	NA	\$ NA	\$ NA	\$ NA
7007	25	1,335,000 - 8,320,000	2,475,000	2,712,520	NA	NA	NA	NA
7008	6	520,000 - 1,090,000	935,000	852,380	21	162,000 - 2,065,000	475,000	587,750
7009.01	18	495,000 - 815,000	707,500	685,861	NA	NA	NA	NA
7009.02	7	610,000 - 1,120,000	670,000	733,429	12	235,000 - 475,000	376,250	362,042
7010	11	895,000 - 1,790,000	1,250,000	1,277,273	19	202,000 - 829,000	580,000	555,260
Total	106				52			

Source: Compiled by Beverly Hills Planning and Community Development Department from Beverly Hills Board of Realtors Multiple Listing Service Sold Book for the period 1/1/00 - 6/30/00.

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1998-2005

The City's Rent Stabilization Office conducted periodic surveys of rental rates based on field surveys and advertisements. The rental ranges and the average rents in March, 1992 (most recent available from that source) was as follows:

Type of Unit	Number of Units	Rent Range	Mean Rent
Single/Bach.	35	\$ 550- 850	\$ 684
1-Bedroom	102	650-1,995	1,105
2-Bedroom	126	800-2,995	1,504
3-Bedroom	24	1,800-2,700	2,167
4-Bedroom	3	1,850-2,500	2,083
Total	290		

A rental survey conducted eight years later in 2000 indicated that fewer units were available, at the following rents:

	Number of Bedrooms			
	0	1	2	3 or more
Total units	2	25	22	5
Median rent	N/A	\$1,300	\$1,980	\$2,700
Range of rents	\$995-\$1,995	\$925-\$1,850	\$1,395-\$3,200	\$2,500-\$3,500

Compiled by Beverly Hills Planning & Community Development Dept., February 25 through March 6, 2000.

2.3. Housing Needs of Groups of All Income Levels and Special Housing Needs.

In formulating public policy dealing with housing "need" and housing "affordability," it is necessary to focus on the related issues of what segments of the community should be considered in need of more affordable housing, and what level of housing cost is considered affordable to them.

There is no commonly accepted definition of what is "affordable." A common rule of thumb for personal financial planning is to limit the annual expenditure on shelter to 30 percent of one's household income. Those households compelled to expend more than 30 percent of their income on shelter in their communities are considered to be "in need" of more "affordable" housing.

Clearly, higher income households that choose to expend more than 30 percent of their income on shelter are not necessarily in "need" of more affordable

housing, if housing which would require a smaller percentage of their income is available in the community. In considering this group of households, it can be observed that a shift of higher income households into housing sufficiently less expensive such that these households would not pay more than 30 percent of income for housing would probably displace lower and moderate income households who are paying more than 30 percent. There are also households in the lower and moderate income levels, and possibly in the above moderate income level, paying more than 30 percent of household income for shelter, but are unable to find housing that is less expensive in Beverly Hills. Therefore, with what households and household income levels should discussions of housing affordability be concerned, and how many households in the City are in these groups?

To qualify for most County, State or federal housing assistance programs, household incomes may not exceed a defined limit, usually a percentage of the County median household income adjusted for household size. Most commonly the income limit defining "lower income" households is set at 80 percent of the County median, although it is sometimes lowered to 50 percent ("very low"). Adjusted for household size, those currently qualifying maximum annual income levels (2000) are shown as follows:

Persons in Household	Household Income	
	50% of County Median	80% of County Median
1	\$18,250	\$29,200
2	20,850	33,350
3	23,450	37,500
4	26,050	41,700
5	28,150	45,000

For rents to be "affordable" (using the 30 percent of income criterion) to households with these incomes, monthly housing costs must be available at the levels shown below:

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1998-2005

Persons in Household	Monthly Housing Cost (30% of 80% County median)
1	\$ 730
2	834
3	938
4	\$1,043
5	\$1,125

A comparison of these housing cost levels considered to be affordable to lower income households and the current cost of owner and renter housing available in the City (see section 2.2.5.) demonstrates a considerable "gap" between the cost of the housing stock available in the City and 30 percent of a lower income.

In 1999 the lowest median cost for condominium housing in any of the six Census Tracts in the City was \$320,000 (see Table 28). Assuming a household was able to provide a 20 percent down payment (\$64,000, plus closing costs) for such a unit, approximate monthly mortgage costs (not including taxes and insurance) would be approximately \$1,864 (assuming a conventional 30-year mortgage with an interest rate of 7.92 percent), which represents a minimum monthly gap of over \$1,000 for a two-person, lower income household. The lowest median cost of a single family house in any Census Tract in 1999 was \$650,000 and under the same assumptions, would represent a minimum monthly gap of over \$2,800.

The cost of one-bedroom rental apartments on offer during the most recent rental survey in 2000 was over \$1,300 per month (see Section 2.2.5.2.). Because no registration of apartment buildings and rent levels being charged for units is required in Beverly Hills, information about rent levels on a citywide basis that is more recent than the 1990 Census is not available. If it is assumed that the rent levels shown in the rent survey are characteristic of the entire rental housing stock, the monthly "gap" in housing cost for renter housing is \$470 for a two-person lower income household and can be considerably more.

2.3.1. Regional Housing Needs Assessment.

State law (Government Code Sec. 65584) requires that the regional planning agency, the Southern California Association of Governments (SCAG), prepare a "Regional Housing needs Assessment" (RHNA) for each jurisdiction which identifies, 1) existing housing needs of lower income households paying more

than 30 percent of income for housing, and 2) future housing needs of all income groups, adjusted to avoid impaction of existing lower income areas in the region, and disaggregated by four income groups: very low, low, moderate, above moderate. (These income levels correspond to percentages of the County median income: 0-50%, 50-80%, 80-120% and 120% or greater, respectively. The term "lower" income generally refers to all those households whose income does not exceed 80% of County median.)

SCAG has organized its six-county territory into subregions and has adopted a policy of holding the RHNA allocations constant at the subregional level. Beverly Hills is part of the Westside Cities subregion, comprised of four other jurisdictions including the cities of Culver City, Santa Monica, West Hollywood and a number of areas of the unincorporated County of Los Angeles.

2.3.1.1. Existing Lower Income Households' Housing Need.

The draft 1999 Regional Housing Needs Assessment identified a total of 3,912 existing households as having lower incomes. Of these, the following numbers of existing lower income households were paying more than 30 percent of income for housing and are considered to be in need of more affordable housing:

1999 Regional Housing Needs Assessment January 1, 1998 - June 30, 2005 Existing Need of Lower Income Households

Lower Income House- holds in Need	Percent of Total Lower Income Households	Household Income		Household Tenure					
				Owners			Renters		
				Very			Very		
		Very Low	Low	Total	Low	Low	Total	Low	Low
2,989	76.4	1,907	1,082	564	359	205	2,425	1,548	877

Of the lower income households paying more than 30 percent of income for housing, 81 percent are renters, and of these renters, 64 percent have incomes that are "very low," i.e., not exceeding half of the Los Angeles County median (adjusted for household size).

2.3.1.2. Future Housing Needs of All Households.

The 1999 RHNA provided an estimate of how many additional housing units for all income groups would be needed to accommodate the future growth anticipated for the City for the period January 1, 1998 through June 30, 2005, based on

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SCAG's growth projections, assumptions about desirable vacancy rates, and adjusted to avoid impaction of existing lower income areas in the region. That future need was:

Draft Regional Housing Needs Assessment
Future Need for January 1, 1998 - June 30, 2005

Total	Households by Income				Percent			
House-Very					Very			
holds	Low	Low	Moderate	High	Low	Low	Moderate	High
230	43	26	36	125	19	11	16	54

As a result of an appeal by the City of Santa Monica to reduce their RHNA future need allocation and of subsequent negotiations, the other jurisdictions in the subregion had their RHNA future need allocations increased and the relative proportion of units by income group modified.

Adopted Regional Housing Needs Assessment
Future Need for January 1, 1998 - June 30, 2005

Total	Households by Income				Percent			
House-Very					Very			
holds	Low	Low	Moderate	High	Low	Low	Moderate	High
256	35	42	40	139	14	16	16	54

2.3.2. Households with Special Needs.

Housing Elements must include an analysis of any special housing needs which may be present in the community, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter (Govt. Code Sec. 65583(a)(6)). In some cases the City has an identifiable population falling into some of these categories, but no significant population in others. The following sections provide estimates of the populations of these groups.

2.3.2.1. Elderly Households.

A significant percentage of the City's 1990 population, 6,495 persons or 20.3 percent, was aged 65 or more. Persons aged 65 or more were approximately 20 percent of the population in 1970 and 1980 as well, however the percentage of

the elderly who were aged 75 or more increased from 33 percent of those aged 65 or more in 1970 to 49 percent in 1990.

In 1990, almost 31 percent of all households were headed by a person aged 65 or more, and 13 percent of all households were elderly persons who live alone. Of elderly persons who lived alone, over 80 percent were women.

Of those households headed by an elderly person, 35 percent had incomes of less than \$25,000 in 1989. There were 489 persons aged 65 or more in 1989 who lived below the poverty level (which was 23 percent of all persons in the City living below the poverty level), 308 of them lived alone, and 226 of them were aged 75 or more. There were 392 households below the poverty level headed by a person aged 65 or more, which was 40 percent of all households below the poverty level.

Increasingly, elderly persons can be expected to require assistance in the form of both housing design and services in order to avoid inappropriate and premature institutionalization and to remain independent and in their community. Seniors of all income levels may have these requirements and those with lower incomes are particularly in need, especially where a mobility restriction is present. While elderly persons with high incomes may be able to afford supportive services, the scarcity of housing product in the City or in the area which was specifically designed for the elderly creates a need which is shared by many elderly persons regardless of income level. In addition, elderly residents may be in need of assistance with a variety of daily living tasks such as transportation, shopping, etc.

2.3.2.2. Single Parent Households.

As indicated in Table 10, in 1990 there were 738 households with children under 18 where there was no spouse present, 590 of them were female-headed households and 148 were male-headed. Table 19 indicates that there were 103 single-parent families living below the poverty level which was 10.6 percent of all households below the poverty level, and 14 percent of all single-parent households. While single parent households generally have lower incomes, 77 percent of these households below the poverty level were female-headed. In addition to housing which is affordable to them, single-parent households particularly need affordable child care during working hours.

2.3.2.3. Handicapped Population.

The 1990 Census indicated that the number of persons over the age of 16 who described themselves as having a mobility or self-care limitation (or both)

was 3,059 and 1,860 (61 percent) of them were aged 65 or more. Of persons with a mobility and/or self-care limitation, 2,249 or 74 percent were described as also having a work disability, and of these, 70 percent were aged 65 or more. While data is not available on the household incomes of such persons, the combination of advanced age, work disability, and self-care and mobility limitations appears likely to result in not only the need for affordable housing but specialized housing with design amenities and services to assist frail persons.

2.3.2.4. Large Households.

There are relatively few large households in the City. Defined as five or more persons, there are 1,060 such households (seven percent of all households) and 33 percent of these live in renter housing. (By comparison, over 16 percent of all households in the County had five or more persons.) Most of these households are five-person households. Those households consisting of six or more persons number 288, or less than two percent of all households.

Although it is unknown how many large households live below the poverty level, it can be observed that among poor households of two or more persons, the average number of persons per poor household is 4.07. The number of poor households which include children are 175, or 18 percent of all poor households. (Countywide, poor households with children comprise 82 percent of all poor households.) Although it is unknown how many of these are also large households, some of these are households sufficiently large enough to produce the 4.07 average. Despite the fact that the number of such households is probably quite small, the limited availability and high cost of rental housing of more than two or three bedrooms implies the potential for a severe affordability problem for these households.

2.3.2.5. Homeless Population.

The special Census enumeration taken in March, 1990 of shelters and areas where homeless persons might be found indicated a very small number of persons, 5, although a count of "group quarters" population residing in Census blocks containing only a park, Postal Station, etc. revealed a possible 11 persons. There are no shelters or other specific facilities for homeless persons in the City and the parks are closed at night which may account for the small number. The number of persons who are actually homeless and located in the City at night is felt to be comparatively small. An additional factor which may account for the small number is simply that the City is small geographically, and homeless persons are transient in nature. The Shelter

Partnership in an August 14, 1991 report estimated that the Census count of homeless persons undercounted by at least 30 percent on a Countywide basis. While the extent of an undercount in Beverly Hills during the Census count is unknown, even an additional 50 percent would bring the 11-person count up to 17. It is possible that some larger number of homeless persons and families who are neither occupying a semi-regular daytime location for publicly soliciting money, or regularly sleeping outdoors at night in the City, pass through the area, and anecdotal information provided by the Beverly Hills Ministerial Association about persons seeking assistance appears to confirm that perhaps an additional five to ten such persons may approach the religious institutions for assistance on a weekly basis.

2.3.2.6. Farmworkers.

The City is in the middle of a built up urban area and there is no commercial agricultural activity or farmworker population.

2.3.2.7. Population Living Below Poverty Levels.

Persons living in households where household income is below the federal poverty level in an area with high rental costs and extremely high owner costs may be considered a group with special needs, since a very high percentage of total household income must be expended on shelter. Table 19 in section 2.1.2.2. indicates that 971 households of 2,105 persons lived below poverty level according to the 1990 Census. In addition to the elderly, handicapped, single-parent and large households living below the poverty level described in the previous sections, a significant number of households, 293, are comprised of persons under the age of 65 who live alone. These households comprise 30 percent of all poor households. Unfortunately since a further breakdown by age is not available, it is unknown the extent to which these are young adults or middle-aged adults, but the numbers would seem to indicate a need for more affordable housing for single persons, or possibly for more affordable two-bedroom rental units to enable more affordable shared housing among single adults.

2.4. Inventory of Sites Suitable for Residential Development and Analysis of Relationship With Zoning and Public Facilities and Services.

Govt. Code Sec. 65583(a)(3) requires the Element to include an inventory of vacant sites and sites with redevelopment potential which are suitable for residential development, and an analysis of the relationship of the zoning and public facilities and services to these sites. Sec. 65583(c)(1) further

requires that where such an inventory does not provide for sites sufficient to accommodate needs for all income groups as identified in the RHNA, sites must be identified in the housing program to accommodate both owner and renter housing in numbers sufficient to accommodate at least the needs of the low- and very low-income households. The following sections summarize the remaining residential development potential in the City. A complete, site-by-site analysis including site locations is located in Appendix 5.5.

2.4.1. Available Vacant Land.

A 2000 survey of the areas of the City zoned for multi-family residential development identified 12 individual vacant lots. Based on the contiguous configuration of some of these lots, it is assumed that they potentially comprise 9 sites. (Multi-lot sites may be developed at greater densities than single-lot sites, as discussed in Section 2.5.1.1.1.) It is estimated that the existing zone standards applicable to these sites would theoretically permit approximately 66 additional dwelling units. This estimate may be somewhat high since experience has shown that developers often choose to build less than the maximum number of units allowed in response to market demand for larger units, and in response to the cost of subterranean parking. None of these sites have existing tentative tract map approvals. Specifically these sites are zoned for and provide the following densities and unit potential (refer to Section 2.5. for explanation of density calculations):

Housing Element
1998-2005

Minimum Site Area Required Per Unit	Number of Sites	Total Area of Sites (sq.ft.)	Multifamily Residential Unit Potential on Vacant Sites *
Condition C:			
1-Lot Sites [1,300 sq.ft. land area/unit]	2	14,150	13
Condition B:			
3-Lot Site [1,000 sq.ft. land area/unit]	1	18,210	19
2-Lot Sites [1,200 sq.ft. land area/unit]	1	12,100	11
1-Lot Sites [1,500 sq.ft. land area/unit]	2	12,140	10
Condition A:			
1-Lot Sites [1,700 sq.ft. land area/unit]	3	19,690	13
Total	9		66

* Assumes one additional unit per building in accordance with the Minimum Unit Size Ordinance

It is estimated that approximately 5 vacant lots zoned for single family residential development exist in the City, which would permit 5 additional dwelling units. There are virtually no lots zoned for single family residential use south of Sunset Boulevard which could be subdivided. North of Sunset Boulevard there are perhaps 10 additional lots which could be created through subdivision, bringing the net remaining development potential of single family residential areas to approximately 15 units. (For density standards see Section 2.5.)

Although there have been only two applications for secondary units as required by Govt. Code 65852.2(b) to be permitted in residential areas, given the large lots in the southwest and northern portions of the City, the potential exists

for hundreds of such units. Because existing development standards allow multiple kitchens as well as accessory structures which have complete living facilities, there appears to be little incentive under existing development regulations for a property owner to pursue a secondary unit unless he or she wishes to have a second household legally occupy an accessory structure with complete living facilities.

2.4.2. Development Capacity.

If the number of multifamily residential units which has been built on a site is less than the number which could potentially be constructed under existing zoning standards, the site may be considered to have theoretical remaining development capacity. By subtracting the existing number of dwelling units from the maximum number which could theoretically be constructed on multifamily residential lots, and by adding the maximum number which could be constructed on vacant multifamily residential sites, a rough estimate of the net remaining multifamily residential development capacity is obtained. A lot-by-lot survey of the areas zoned for multifamily residential development indicated that the theoretical net remaining capacity is approximately 904 units, including the vacant multifamily residential sites. (Sites which have more existing units than would be allowed under existing zoning were not included in the survey.)

It is important to note that the estimated remaining zoning capacity of 904 units (including the vacant sites) is a theoretical number which is affected by market and financing conditions. The planning period is from January 1, 1998 through June 30, 2005. While the number of additional units that have been added to the housing stock between January 1, 1998 and June 30, 2000 is known, and the extent of tentative entitlements or permits issued for housing developments not yet constructed is known, it is uncertain what is likely to actually be built in the period 2000-2005. Likewise, predicting the availability of construction and permanent financing, as well as the overall financial feasibility of residential development in an area where multifamily residential land costs can be well in excess of \$120,000 per unit is difficult. And as noted previously, development experience of the past ten years indicates that developers do not always construct the maximum number of units on a site which is theoretically possible because of the purchaser demand for units larger than the minimum sizes required and the cost of more than one level of subterranean parking.

It can be anticipated that the pricing of any future development would reflect the prevailing market conditions at the time of development, and, barring any intercession in market forces, such development is not expected to be

affordable to lower or moderate income households. In the multifamily residential market, only condominiums are expected to be constructed on sites where only apartment units are demolished to clear the site.

Affordable housing program strategies are not likely to succeed through an increase in development potential alone. In a housing market area such as Beverly Hills, even a very large expansion of development capacity (on a scale well beyond that which could be expected to be appropriate or accepted in virtually any community) may well be unlikely to result in housing costs affordable to moderate or lower income households. Housing demand is high enough in Beverly Hills that the selling or renting price of a large number of additional units would simply continue to be out of reach for moderate or lower income households. In view of the unlikelihood of a massive increase to the theoretical remaining development capacity to result in units affordable to moderate or lower income households, the appropriateness and feasibility of encouraging development at a scale that would be significantly disruptive to existing neighborhoods is problematic.

2.4.3. Capacity of Public Facilities and Services.

Existing capacity of the City's physical and service infrastructure is expected to be adequate to accommodate the growth anticipated for the 1998-2005 planning period.

The City currently has adequate sewer capacity to handle existing flows, however during heavy rainstorms, inflow and infiltration by storm water can and has occurred in the existing sanitary sewer system. The City has undertaken a comprehensive analysis beginning with the inventory and mapping of 95 miles of sewer lines and installation of permanent and temporary flow metering stations to monitor actual flows. While the analysis has not yet been completed, the existing sewer capacity is anticipated to be adequate to serve the small level of growth anticipated by 2005.

The City receives its entire water supply from the Metropolitan Water District. As a charter member of the District, the City is entitled to obtain its water supply from the District in perpetuity. No shortfall in the ability of the District to continue to supply water is anticipated during the planning period.

2.5. Potential and Actual Constraints on the Maintenance, Improvement and Development of Housing.

Pursuant to Government Code Sec. 65583(a)(4) and (5), an analysis of potential and actual governmental and nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels is required in Housing Elements.

2.5.1. Governmental Constraints.

Governmental constraints on the development of housing include development standards for single and multifamily housing which regulate minimum lot sizes, structure height, minimum unit size, setbacks, density, parking, etc., and the time and review requirements for projects. Other regulations which affect multifamily rental housing in Beverly Hills include two types of rent control. At the State level, the California Constitution (Article XXXIV) requires that any proposed low income housing development requires an affirmative majority vote of the electorate if the project involves federal, State or local funding. Additional constraints include the lack of resources earmarked for low income housing development from sources often available to other jurisdictions, such as a redevelopment agency, although this is not a constraint imposed by the City inasmuch as there are no areas of the City that are likely to qualify under State redevelopment law for establishment of a redevelopment area.

2.5.1.1. Residential Development Standards.

In general, the zoning code does not currently allow for mixing of uses within a zone, or "cumulative" zoning and there is a high degree of conformity between actual land use and zoning. Areas zoned for commercial property may not be developed with residential property, although land zoned for multifamily residential may be developed with single family units.

Municipal Code requirements control minimum lot size, density (based on amount of site area) unit size, height, setback and parking standards and include additional standards related to hillside areas. The following is a generalized description of standards applicable to multifamily and single family residential development. Although these standards have and will continue to be subject to periodic evaluation and refinement (as described in the housing program), they are appropriate for the community and respond to the local development context, particularly with respect to the parking requirements which reflect the actual, site-specific parking demand. Accordingly, to the limited extent that the standards may pose constraints on housing development in comparison to the nongovernmental constraints

identified in Section 2.5.2., they are not constraints which are appropriate to remove. Specialized development standards which provide a variety of incentives to developers of lower income housing are described in the following sections as well.

In general, rehabilitation or reconstruction of older units does not require conformance with current zoning standards unless over 50 percent of the value of the structure is involved. The City uses the 1997 Uniform Building Code as subsequently amended by the California and City codes deemed necessary for local geographic, climactic and topographic reasons. These are contained in Chapter 1 of Title 9 of the Municipal Code. The City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement.

2.5.1.1.1. Multifamily Residential Development Standards.

The number of dwelling units which may be constructed on any individual multifamily residential property is determined by applying a combination of standards to the specific site. The development standards for condominiums and rental apartments are the same. The range of theoretical densities possible is from 25.6 units per acre to 48.4 units per acre.

Minimum Site Area. Each area zoned for multi-family residential use is subject to one of three possible minimum site area requirements for each dwelling unit, depending on the number of contiguous lots comprising the site, on proximity of the block to single family zoned areas, and on street width (referred to as "conditions"). A map showing the locations of the Height/Density Districts is included in Appendix 5.6. The standards provide a unit bonus for parcel assembly, thereby reducing the number of driveway curb cuts, decreasing the cost of parking by increasing the number of parking spaces possible on each subterranean level and decreasing the percentage of garage area devoted to ramps and aisles, and permitting larger numbers of units on the same land area than would be possible if developed as individual lots. The standards are as follows:

Condition	Number of Lots in Site	Minimum Site Area Per Unit	Resultant Density (Units/Acre)
A	1	1,700 sq.ft.	25.6
	2	1,450 sq.ft.	30.0
	3	1,200 sq.ft.	36.3
B	1	1,500 sq.ft.	29.0
	2	1,200 sq.ft.	36.3
	3	1,000 sq.ft.	43.6
C	1	1,300 sq.ft.	33.5
	2	1,100 sq.ft.	39.6
	3	900 sq.ft.	48.4

An exception to these site area requirements is a small R-3 zoned area on N. Doheny Dr. where a minimum of 1,700 sq.ft. of site area is required for each unit. A further exception is the provision that permits one additional unit per project provided the extra unit is an efficiency (0-bedroom) unit. This provision results in a slight increase to the density ratios shown above.

Minimum units sizes. Minimum individual dwelling unit sizes are:

0 Bedroom	600 sq.ft.
1 Bedroom	1,000 sq.ft.
2 Bedrooms	1,300 sq.ft.
3 or more Bedrooms	1,500 sq.ft.

Maximum Height. There are four maximum heights for multifamily residential development, depending on the designated Height District. Maximum heights are the lesser of the indicated number of stories or height in feet:

District "A"	3 stories/33 feet
District "B"	4 stories/45 feet
District "C"	5 stories/55 feet

Required Parking. Minimum required parking is a function of the unit size:

0 Bedroom: 1 space	3-4 Bedrooms: 3 spaces
1 Bedroom: 2 spaces	5 or more
2 Bedrooms: 2.5 spaces	bedrooms: 4 spaces

Efficiency units in excess of 1,000 square feet require two parking spaces. In addition, one guest space for each four units is required.

Other Requirements. Minimum front and rear yard setbacks are generally 15 feet although there are site-specific exceptions. Minimum side yard setbacks are calculated at a rate of five feet for a one-story structure with increments of two additional feet for each additional story or 12 feet in height of the structure. No structure may exceed 175 feet in length. A minimum of 200 sq.ft. of outdoor living area is required for each unit.

Condominium Conversion/Demolition Limit. An ordinance enacted in 1982 during a period of active condominium development limits to 83 the number of apartment units that may be demolished or converted to condominiums in any one year. The quota carries forward from year to year if not exhausted. That means that in the eighteen years since that ordinance was enacted (1982 through 1999), a maximum of 1,494 apartment units could have been demolished or converted without exceeding the cap. As a result of subsequently lower demolition rates that have not approached 1982 levels, 434 apartment units were demolished during 1982-1999. Therefore, as of January 1, 2000, 1,060 units could be demolished or converted in a single year without exceeding the ceiling established by the ordinance. That figure exceeds the number of demolition or conversion requests the City has received in any single year.

Density Bonus. The City has implemented the State law requiring provision of a 25 percent density bonus where a minimum percentage of units in a project are reserved for lower income or senior households. The units reserved for lower income or senior households may be reduced in size from the minimums otherwise required to:

0-1 Bedroom	850 sq.ft.
2 Bedrooms	1,150 sq.ft.
3 or more	1,350 sq.ft.

In addition to this development incentive, a waiver of fees, provision of grant funds, priority review, and other incentives of financial value is offered. The units set aside for lower income households in such projects must be reserved for households with qualified incomes for a minimum of 30 years. The City's ordinance and guidelines were enacted in 1987 and subsequently modified in conformance with State. To date, no application for a density bonus project has been received.

Elderly Housing. Projects reserved for elderly occupants or handicapped households may be developed under either of two sets of incentive standards.

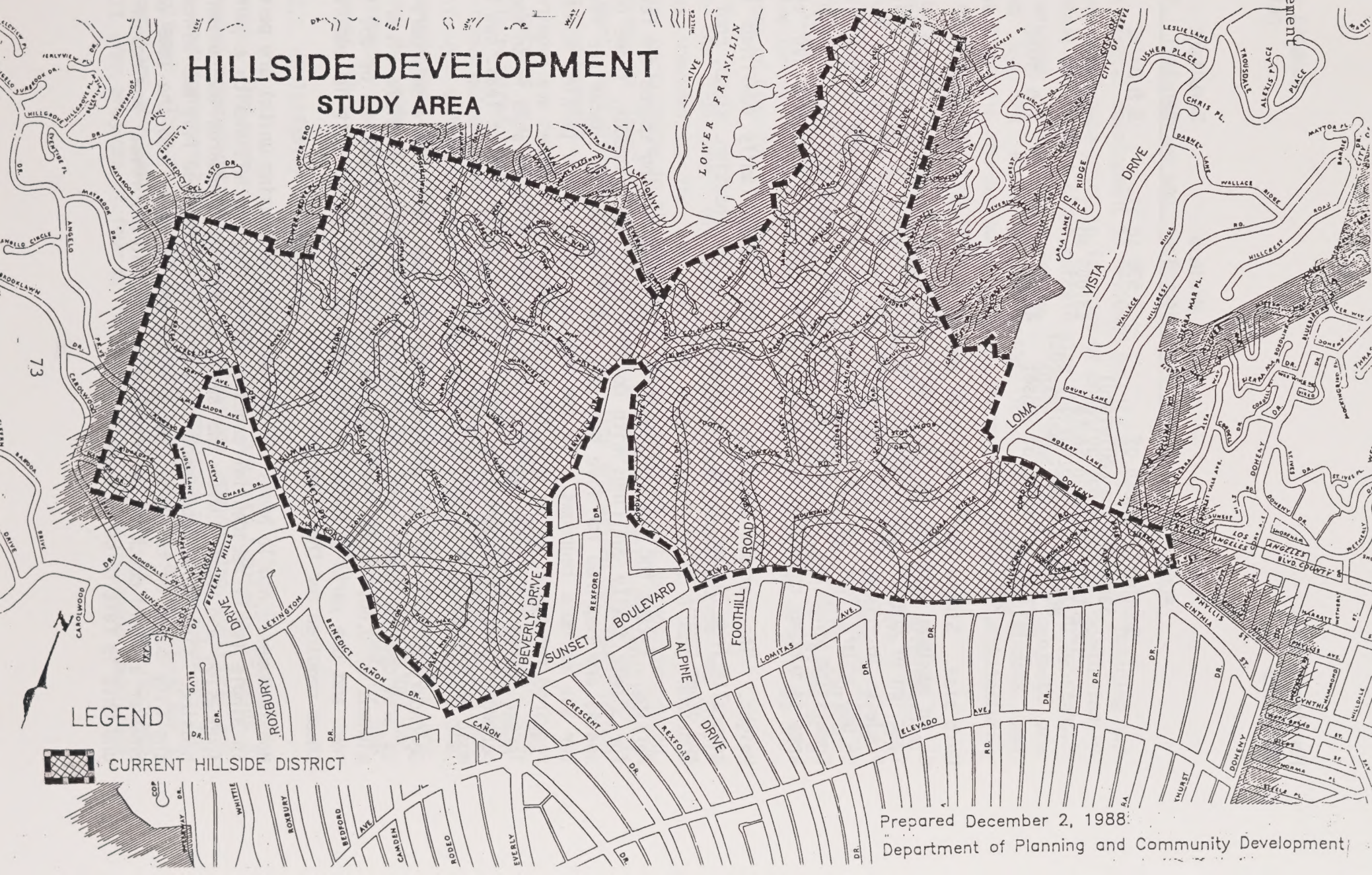
One set is for projects where the units are reserved for lower income households (whether congregate-style or independent living) and the other is for market rate congregate-style projects. Both versions allow smaller unit sizes, increased height and density, lower parking rates and reduced outdoor living area requirements compared to conventional multifamily residential development standards. Such projects may be developed in any multifamily residential zone, and in the small RMCP zone may be constructed as part of mixed residential/commercial structures. Either type of project is required to be reviewed as a Conditional Use Permit application. To date, one independent living project for very low income seniors and handicapped persons has been constructed, and one market rate congregate project has been approved with construction nearing completion. (The State density bonus law also provides for a 25 percent bonus in units for market rate senior projects, however to date no applications have been received.)

2.5.1.1.2. Single Family Residential Development Standards.

The City has development standards which apply to all single family houses in the City as well as those which are unique to three different areas of the City -- the "Hillside Area," the "Trousdale" area, and the remainder of the City. (See Map 2 for the boundaries of these areas.) The following is a generalized description of current development standards for single family houses in the City and does not include all the conditions which govern development.

Density. Citywide, the minimum lot size, amount of street frontage and other criteria for legally developable lots determine single family residential density. The City is divided into three areas for purposes of determining minimum lot size:

HILLSIDE DEVELOPMENT STUDY AREA



LEGEND



CURRENT HILLSIDE DISTRICT

Area	Minimum Lot Size	Resultant Density
Southerly (south of Santa Monica Boulevard)	7,500 sq.ft.	5.8 DU/AC
Central (between Santa Monica & Sunset Boulevards)	13,000 sq.ft.	3.4 DU/AC
Northerly (north of Sunset Boulevard)	43,560 sq.ft.	1.0 DU/AC

Unit size. Single family dwellings must be a minimum of 1,600 sq.ft. There is no maximum size per se for single family dwellings. Maximum size is a function of the lot size, setbacks, height limit, size of buildable pad, etc. Projects in excess of 1,500 square feet plus 40 percent of lot size (or over 15,000 square feet in the Hillside Area) must be reviewed by the Planning Commission which has the authority to establish a maximum size. Maximum floor area is further regulated in the Hillside Area by the slope, pad size, etc.

Height. The maximum allowable height for single family dwellings varies generally from 14 feet to 32 feet depending on the location, slope, roof style and other conditions.

Parking. Except for the Hillside Area, two paved parking spaces are required for single family dwellings with no more than four bedrooms, three parking spaces are required for five bedrooms, and four parking spaces are required for six or more bedrooms. In the Hillside Area, three parking spaces are required for houses of up to 6,000 square feet. Four spaces are required for larger houses. Citywide, parking is not require to be located in an enclosed permanent structure (garage) although in the Hillside Area at least two spaces must be located in a permanent covered structure.

Secondary Units. The City operates under its own version of a secondary units as provided for under Govt. Code Section 65852.2(a). Eligible sites are a minimum of 6,000 square feet in area, units must be a maximum of 650 square feet and one parking space is required for the second unit in addition to those required for the primary residence.

Mobile Homes. Mobile homes (or pre-manufactured housing units) are permitted in single family residential zones provided they are affixed to a permanent foundation and comply with the same development standards as conventional housing. (The State Department of Finance has enumerated five mobile homes in the City based on the 1980 Census which carried over into the 1990 Census, however a field check of the reported Blocks did not reveal any mobile homes and this is felt to be an error.)

2.5.1.2. Time, Review and Fee Requirements.

All residential development is reviewed by City staff for zoning, building and fire code compliance prior to issuance of construction permits. Single family residential development under certain size thresholds is permitted "by right," i.e., without discretionary review. Above the thresholds, projects are reviewed by the Planning Commission for their appropriateness and compatibility with the surrounding area. There is no design or architectural review of single family projects.

All multifamily residential projects are reviewed by the Architectural Commission and require a Development Plan Review (DPR) permit. A DPR application for those projects of four or fewer units is reviewed by staff; those of five or more units are reviewed by the Planning Commission. Pursuant to the State Subdivision Map Act a condominium project requires review of a tentative parcel or tract map and a final parcel or tract map as well as any extensions of time for these approvals.

Because the high level of safety, infrastructure, maintenance and other services provided by the City requires that market rate, luxury housing consumers participate in the support of these services, it is not considered appropriate to lower the fees charged to single family and multifamily development, particularly since many or all fees are waived for lower income housing developments.

Curbs, gutters and driveway aprons, and sidewalks where applicable, are typically required to be replaced since they are usually damaged or destroyed during construction, and for multifamily residential development, a two and one-half foot dedication from the rear property line is required where the development abuts an alley of substandard width. These improvements are necessary for safe, efficient access to property, and since the City has not the resources to provide them and their necessity is occasioned by the development, they are appropriate to require of the developer.

2.5.1.2.1. Multifamily Residential.

Apartments. The review process for apartment projects typically involves a coordinated preapplication review by planning, engineering, building and safety, and transportation staff for code compliance which is voluntary for the applicant. This is followed by a formal submission of applications for a DPR permit and architectural review. The DPR application is either reviewed by staff (for projects of four or fewer units) or by the Planning Commission

(five or more units). The plans, which are generally in preliminary form at this point may then be submitted on a voluntary basis to the Architectural Commission for review of the design concept. Once the design has been approved by the Architectural Commission in concept, a set of final plans is submitted for a plan check review by City staff which is followed by a mandatory review of the final plans by the Architectural Commission. A construction permit is issued following the final review by the Architectural Commission. This entire process, including the voluntary reviews, requires approximately five to seven months depending on whether the project involves review of the DPR by staff or by the Planning Commission. Representative information about review and permit fees is unavailable since the only apartment building constructed since the early 1980s was a four-unit project constructed and occupied by the owner, however several condominium projects have been completed, and minus the condominium unit tax and the fees to process tentative and final tract maps, the fees are the same for apartment projects.

Condominiums. The review process for a condominium project is the same as for an apartment project with the addition of a review by the Planning Commission of the tentative map application (which is conducted concurrently with the DPR review) and a review of the final map by the City Council. The additional step adds approximately one month to the apartment review time. A recently constructed, ten-unit condominium paid \$15,829 per unit in tract map review, plan check, and engineering fees, plus \$3,648 per unit in school development fees.

Density Bonus Projects. Since there has been no experience to date with the State Density Bonus law it is difficult to know how long the review process would take, although it can be assumed that it would involve at least as much time as a condominium project, particularly for the first few projects. Since waiver of fees is one of the bonuses which the City may choose to grant a density bonus project it could be assumed that such project might have almost no review fees associated with the project review.

2.5.1.2.2. Single Family Residential.

In general, single family developments which do not exceed a floor area threshold of 1,500 square feet plus 40 percent of the lot area (or 15,000 square feet in the designated "hillside" areas) and conform to certain height, setback and other requirements do not undergo a discretionary review. Plan check of a development which conforms to building and zoning codes requires approximately three weeks, whereupon a construction permit can be issued.

Developments may exceed the size threshold or other standards if they are reviewed and approved by the Planning Commission. Total review time including plan check is approximately four to five months although particularly unusual or controversial single family residential developments can take much longer. Second units are reviewed on a discretionary basis by the Planning & Community Development Director although applications can be referred to the Planning Commission for a noticed public hearing.

Review fees in 2000 for two centrally located single family houses not involving discretionary review were examined and averaged approximately \$70,130 per unit. When the school development fee was added the total fees were \$79,570. These houses were large (seven and 11 bedrooms respectively), but not unusually large for the City. Smaller houses would have proportionately smaller fees since the single largest fee component is based on square footage.

2.5.1.3. Rent Control.

All apartment units in Beverly Hills are subject to rent control. (Rental of condominium or single family units is not regulated by the rent control ordinances.) Rent control of apartment units first went into effect March 31, 1979, and was enacted in response to a critically low vacancy rate, dramatically rising rent levels, and the consequent vacation of apartments by the tenants, many of whom were perceived to be elderly, low income persons who were longtime residents of the City. The initial rent control ordinance rolled back rents to May, 1978 levels and applied only to those apartments renting for \$600 or less as of May 31, 1978. Regulations governing just cause evictions and pass-through of capital improvements were imposed as well. Under this ordinance, rent levels may be annually increased by eight percent or the average Consumer Price Index, whichever is less. Units are no longer controlled once voluntarily vacated (or tenants evicted for just cause) and may be rented at whatever level the market will bear, however upon re-renting of the unit, those renting for \$600 or less continue to be subject to the ordinance.

In 1986, in response to complaints about exorbitant rent increases from tenants whose units were not rent controlled, a second rent control ordinance was enacted. This ordinance regulates rental of all apartment units not otherwise regulated by the first ordinance and limits to ten percent the annual rent increase. Vacancy de-control of rent levels to whatever level the market will bear is also permitted, although units continue to be subject to the ordinance provisions governing evictions, pass-through of utility increases, etc., as well as the maximum ten percent annual increase.

The rent control ordinances do not require registration of apartments and consequently the number of units initially regulated by each ordinance is not known,* nor is the extent of change in the numbers of units governed by each of the ordinances. Given that the criterion for recontrol of a unit under the initial rent control ordinance continues to be a rent level not exceeding \$600, it is reasonable to assume that the number of units covered by the more restrictive allowable rent increases has dropped. Further, if it is assumed that rental units demolished since 1978 to make way for redevelopment are older units in smaller structures which tend to rent for less, it can also be assumed that a number of the units demolished were also governed under the first, more restrictive rent control ordinance.

Because the rent control benefit is not related to or contingent on the tenant's income level, and because allowable increases under both ordinances are a simple annual percentage increase, tenancies of long duration may result in rent levels which are increasingly less affordable, or no longer affordable, to the tenants. The 1990 Affordable Housing Committee appointed by the City Council to make recommendations with regard to preserving and increasing the supply of affordable rental housing studied this issue and noted that a unit renting in 1979 for \$575, could rent for \$1,000 per month 11 years later, thereby rendering the cost unaffordable to a lower income household in 1990. The rent ordinances are nevertheless felt to provide a level of protection for moderate and lower income households and as such, rent control serves to further the housing goal of preserving existing housing affordable to lower income households. It is therefore not appropriate to eliminate what little constraint, if any, is imposed by rent control ordinances which feature vacancy de-control of rent levels.

2.5.1.4. Limits on Demolition of Apartment Units.

As a corollary of rent control, the City limits to 83 the number of apartment units that may be demolished or converted to condominiums in any single year. Any unused balance of authorized demolitions/conversions may be carried over cumulatively from year to year. From 1982, when the ordinance was enacted, through 1999, 434 apartment units were demolished/converted, an average of 24 per year, as compared to a total of 1,494 units that could have been demolished or converted under the City's ordinance. As a result, as of January 1, 2000, an additional 1,060 apartment units could be demolished or converted in a single year without exceeding the cap established by the

* A June 20, 1980, memorandum from Fred C. Cunningham to Edward S. Kreins stated that a very general estimate of units subject to the initial rent stabilization ordinance was between 4,500 and 5,800 units.

ordinance. Clearly this is a regulatory area that could benefit by renewed study if annual limits on removal of rental apartments is considered desirable. (See Section 2.5.1.1.1.)

2.5.1.5. Article XXXIV of the California Constitution.

Article XXXIV of the California constitution requires that an affirmative vote of a majority of the electorate is necessary in order to develop housing projects for persons of low income which involve federal, State or local governmental funds. (Section 37001 of the Health & Safety Code provides for certain exemptions to this requirement.) This requirement represents a constraint on the development of low income housing to the extent that an electorate is disinclined to approve such referenda.

2.5.1.6. Efforts to Remove Governmental Constraints.

Over the years the City has made a number of significant efforts to streamline the development review process which were described in detail in the 1989-1999 Housing Element, including the elimination of two discretionary review committees.

In addition to the elimination of these two review bodies, the development review process has been shortened and streamlined in a number of other ways:

- Plan checks for zoning code compliance and building code compliance are done as one process by the same staff.
- Prospective developers of multifamily residential projects have the opportunity to undergo a voluntary pre-application review of their projects by a multi-departmental coordinated staff team to insure that time-consuming corrections to plans, once formally submitted, will be minimal.
- Certificates of compliance and boundary line adjustments, once reviewed by the Planning Commission, are now reviewed by staff.
- Beginning in 1989, a "minor accommodations" procedure from selected Code requirements was initiated to increase flexibility in design. Now, minor variations from Code for front yard paving in single and multifamily projects; rear yard setbacks and rooftop restrooms in multifamily zones, and replacement of non-conforming garages in multifamily developments may be reviewed by staff (unless the applications otherwise require a discretionary review by either the Planning or Architectural Commissions). Since the adoption of the previous Housing Element, additional variations

from Code have been added, including front and street side yard fences in the Hillside Area.

- Standards for use of single family houses for large family day care homes were enacted in 1996 pursuant to State law and applications required review by the Planning Commission. In 1998 the regulations were amended to permit review by staff.

2.5.2. Nongovernmental Constraints.

The cost of land, labor, materials and financing for housing construction are by far the most significant cost components of a development project and consequently are the most significant constraints on the construction of any type of housing, affordable or otherwise. The cost of land has always been high in Beverly Hills. Costs to the consumer in Beverly Hills for renter or owner housing product which is comparable to that found in the immediate surrounding area can be higher simply by virtue of location within the incorporated city limits of Beverly Hills. In addition, most parcels of residential land are held by disparate owners; multifamily residential parcels are typically small (7,500 sq.ft.), parcel assemblage is infrequent and assemblage of more than three parcels is rare. This results in increased per unit construction costs, particularly with respect to subterranean parking. The high cost of the residential development process and product are further exacerbated by the preference of consumers for units larger than the minimum sizes required. These non-governmental factors all contribute not only to high cost, but also to some under-development compared to the maximum potential permitted under the zoning. In some instances, these factors have actually resulted in fewer new condominium units replacing a larger number of older apartment units.

2.5.2.1. Cost of Land.

In 2000, prime multifamily residential land is typically available in the Beverly Hills West Los Angeles area at a rate of approximately \$120,000 per unit and can be higher.

2.5.2.2. Cost of Construction.

Based on a survey of the estimated valuations calculated as part of the permit process for all new single and multifamily units which received construction permits for a 5.5-year period (January 1995 through June 2000), the average estimated cost of labor and materials for a single family home in Beverly Hills during this period was \$656,000, with the highest cost \$3,090,000 and

the lowest cost \$230,000. The average valuation of labor and materials (also calculated for permit and assessment purposes) to construct a multifamily dwelling unit during this period was \$276,000, with the highest cost \$376,000 per unit and the lowest \$125,000 per unit.

Because of the propensity of contractors to under-report the value of expensive finishes and fixtures in units, and the propensity of some property owners to install lavish finish materials, there can be a significant disparity between the actual cost of construction and the reported valuation reflected in this survey, particularly in large houses. Construction cost valuations of single family dwelling units (including garages) range from approximately \$120 per square foot south of Santa Monica Bl. to \$135 to \$160 per square foot north of Sunset Bl. However, actual costs have been estimated as high as \$200 to \$300 per square foot and in a few instances, are much higher. The construction cost valuation of condominiums (including subterranean garages) is approximately \$130 to \$140 per square foot. In general, the estimated construction cost valuation of condominiums is closer to their actual cost, as compared to the discrepancies for the larger single family houses.

2.5.2.3. Cost of Financing.

The availability of consumer and developer financing at rates that produce home mortgages and construction loans is not controlled by local governments and affects the ability of consumers to purchase and developers to build. While home mortgage rates have recently been at their lowest levels in many years, based on the rates offered by traditional lenders they are beginning to rise. The example home purchase of a condominium in 1999 that was discussed in Section 2.3. assumed a 7.92 percent conventional 30-year mortgage and demonstrated the monthly payment gap that exists for a lower income household; interest rates in excess of 7.92 percent would simply increase this gap and include more households among those for whom homeownership in Beverly Hills is infeasible. For rental housing developers, the only source of construction financing available for some years has been private, unconventional financing.

2.6. Opportunities for Residential Energy Conservation.

The City of Beverly Hills fully enforces the provisions of Title 24 of the California Administrative Code, which provides for Energy Efficiency Standards for new buildings and standards for water-conserving plumbing fixtures. Although local jurisdictions may adopt structural energy conservation standards in excess of the existing State standard, in the moderate climate of

the City of Beverly Hills, such an increase in standards would be of dubious value, and could act to increase homebuyers' costs.

2.7. Response to Housing Needs 1998-2000.

The City was originally planned by its founders as an upscale, but complete, full-service community in which the housing needs of employees of small shops and service operations were met, as well as the desires of the wealthy for large estates. The City was subdivided into lots that ranged in size from very small (less than 5,000 square feet) to very large, with substantial areas zoned for multifamily as well as single family residential development. As discussed in the Land Use Element, this development pattern is intact today although there is only one large privately owned "estate" remaining that could be subdivided. Over time, the cost of land has risen to the point that today, the gap between economic feasibility for developers and affordability for moderate income households is quite large. The housing market in Beverly Hills generally provides for above-moderate income households, although the need for more variety in housing product has been expressed. The challenge to provide for other income groups is formidable. The means to close the affordability gap that are commonly available to other jurisdictions are not available in Beverly Hills. For example, most communities rely upon the funds from Redevelopment Agencies that are mandated to be used for lower income housing; however, there is no area in Beverly Hills that is likely to qualify under State regulations for formation of a redevelopment district. During 1998 through 2000, the City has taken the following steps to attempt to respond to the needs of households of all income levels as well as the special needs populations. (Sections 3. And 4. describe the housing program that covers the period 2000-2005.)

An ordinance adopted in 2000 reduces the minimum unit size of an efficiency (0-bedroom) dwelling unit in multifamily structures to 600 square feet, and permits one additional unit above the allowable density for the project if an efficiency unit is included. The ordinance was intended to encourage construction of smaller units that are assumed to cost less than larger units. It also responds to the high percentage of households consisting of a single person. Due to the recent enactment of this legislation it is not possible to know with certainty at this time the extent to which developers will avail themselves of the opportunity to include an additional unit in their projects or at what cost level such units will be offered on the market.

The City has also taken steps to reduce conflicts between residential and commercial areas through the adoption of an ordinance that regulates loading

and patron entry times and other operations of businesses that operate during late or early morning hours adjacent to residential areas.

2.7.1. Very Low and Lower Income Households.

Since adoption of the last Housing Element update, there were no additional new units constructed that were affordable to very low or low income households. A number of programs were continued or created to reduce the cost of existing housing to very low and low income households, and to assist senior residents to remain in their homes as long as possible.

In an effort to increase the amount of housing available to seniors, an ordinance was developed in 2000 that would permit conversion of non-dwelling unit space such as exercise rooms in existing multifamily structures to dwelling units for occupancy by persons aged 62 or older. Currently undergoing the public review process, the proposed ordinance would permit the creation of one such dwelling unit per building without requiring additional parking or compliance with standards such as open space requirements that would ordinarily be required of new construction. It is not possible to know how many building owners will choose to pursue this opportunity, although the issue was raised by the owner of two structures that may qualify. Rent levels of such units are not controlled, however it is assumed that these relatively small units will be affordable to moderate, low, and possibly very low income elderly persons.

The City's Handyworker Program, begun in 1984, provided home repairs, security improvements, weatherization and mobility improvements to 90 households living in apartments and single family houses between January 1998 and June 2000. Of these, 47 were very low income, 31 were lower income and 12 were low to moderate income. The program is operated by a non-profit agency funded through the Community Development Block Grant and is available only to households of very low or low incomes.

The City operates a program of housing counseling and referrals for elderly residents who seek like-minded persons with whom to share housing to reduce their housing costs. From January 1998 through June 2000, this program matched 43 elderly people, and a total of 301 people (including those matched) received housing counseling services. The Senior Homeshare program is operated by a nonprofit senior housing developer under contract to the City. It was previously funded through the Community Development Block Grant and is now funded by the City's General Fund. Although the program is operated in areas of Los Angeles adjacent to the City and is allowed to match clients in either community, from time to time the program has experienced some

difficulty in maintaining a large enough pool of clients within the city limits because few Beverly Hills residents have been willing to move out of the City, even for short distances in essentially the same neighborhoods, to achieve a match. However compared to the cost of rent subsidy programs, the Senior Homeshare program is extremely cost-effective in reducing the housing cost of those seniors who find house and apartment sharing to be desirable, and it can provide increased companionship, assistance with daily living, an increased sense of security and more efficient use of available housing.

The City also provides a Senior Case Management program that provided services to 125 program clients from January 1998 through June 2000. The Senior Case Management program assists frail elderly persons to remain in their homes by providing an assessment of needs, coordination of services to meet those needs, and follow-up. Typical assistance can involve coordination of home meal delivery, tax and bill-paying assistance, housekeeping, transportation, medical or legal assistance, etc. The program is coordinated with the City's Senior Information and Referral Service at the Roxbury Park Senior Center. The program is provided by a non-profit agency under contract to the City. It is funded by the Community Development Block Grant and the City's General Fund.

The existing assisted housing stock includes 150 units of Section 202 apartment units constructed in 1987 and fully rented in 1988 for elderly and handicapped persons of very low income and which have Section 8 rental certificates assigned to the units. These very low income households must be requalified each year, which represents 375 certificates issued or reissued in the two and a half years between January 1998 and June 2000. The Section 202 project (225 N. Crescent Drive) was a joint development by the City and the nonprofit Beverly Hills Senior Citizen Housing Corporation and took approximately ten years from initial policy direction to completion to develop. The award-winning project is a vertical mixed use structure consisting of a subterranean public parking structure of almost 900 spaces and ground floor market with three levels of elderly/handicapped housing above which are set back from the ground floor. In addition to funding the public parking and market portions of the structure, the City provided to the housing portion the nine-lot site and funding (general fund, and federal Community Development Block Grant and Jobs Bill funds) to support feasibility studies, environmental review, legal fees, site clearance and preparation, partial excavation, off-site improvements and amenities beyond those allowed by the federal Section 202 program.

The Section 8 Existing program of rental assistance also operates in the City and is administered by the Los Angeles County Housing Authority. There were

two rental assistance contracts in the City that were recertified each year, representing approximately 5 certificates issued or reissued between January 1998 and June 2000. At one time there were approximately 40 to 50 Section 8 Existing contracts in the City, however with federal funding reductions this number has dwindled. Allowable Section 8 "fair market rents" that participating landlords may charge a Section 8 tenant have not kept pace with actual market rent levels in the area which may also contribute to the declining level of participation.

The City's rent control ordinances limit rent levels paid for apartment units by households of all incomes, however because the units are not required to be registered, information on the extent of the benefit, to which income group, is unknown.

Although only a very small number of homeless persons have been enumerated in the City (see Section 2.3.2.5.), efforts have been made to provide assistance to groups that provide services to the homeless and indigent in recognition of the regional nature of this problem that must be addressed on an interjurisdictional, cooperative basis. The City has provided grants from both General Fund and Community Development Block Grant monies to the Westside Foodbank, P.A.T.H. (People Assisting the Homeless), a nonprofit counseling and general assistance organization, the Los Angeles Free Clinic, and the Beverly Hills Ministerial Association which supplied food vouchers and referrals during 1998-2000. In addition, the City provided CDBG funding to two regional homeless shelters that have been or are being developed since the last planning period. One shelter was developed by the non-profit New Directions and serves homeless veterans, including those from Beverly Hills, from its location at the West Los Angeles Veterans Administration facility and the other is being developed to the east of the City by P.A.T.H. and will serve all homeless persons. The City also implemented an outreach program with P.A.T.H. that attempts to contact and provide assistance to homeless people on the streets in Beverly Hills. Given the small number of homeless persons in the City, it is felt that the City's existing resources for homeless persons are sufficient and that no unmet need requires the identification of sites for additional emergency shelters. The City will continue to look for opportunities to provide assistance to the homeless as discussed in Housing Program 2.8.

2.7.2. Moderate and Above Moderate Income Households.

During the period January 1998 through June, 2000 the Senior Homeshare program assisted 18 clients who were "above low" incomes who were assumed to be

"moderate" income persons. The Senior Case Management program also assisted 5 persons of "above low" income who are also assumed to be of moderate income.

A market rate, 64-unit congregate elderly housing project is nearing completion and these units are expected to be affordable to "above moderate" income persons.

If it is assumed that the development climate in effect during 1995-1999 will continue and will generate the same levels of construction, the City can expect to see a net increase of 29 additional single family houses and a net increase of 78 multifamily residential units (all condominiums), for a total of 107 dwelling units for the 7.5-year planning period of January 1, 1998 and June 30, 2005. Owner housing costs in high cost areas of the western part of Los Angeles County have risen to and in some cases exceeded pre-recession levels, and housing costs can be expected to remain high during 2000-2005 relative to other parts of the County and may rise even further, thereby increasing the gap between what a lower income household can pay and what the market makes available. With the exception of a four-unit apartment building constructed in the late 1990s, no rental apartments have been constructed in Beverly Hills since the mid 1980s, although of course any owner unit may be offered for rent. These units comprise 42 percent of the total 256-unit future need for the 1998-2005 period, and 77 percent of the 139-unit "above moderate" or "high" income need. Notwithstanding the construction rate of single family houses between 1995 and 2000, it is possible that the number of net additional single family units constructed between 2000 and 2005 may be somewhat lower because despite high construction rates, single family areas in the City are largely built out and much of the construction represents replacement units. There were only 27 net additional single family dwellings constructed between 1982 and 1999.

2.7.3. Services Which Support Housing.

The City provides a variety of services which assist residents in addition to those described above. Some of these include after school care for children, care of pre-school aged children, and a variety of senior-oriented services which include information and referral, transportation programs, as well as recreational programs. These and other programs available in the community (such as Meals on Wheels) assist low income seniors to remain independent, in their own homes.

3. STATEMENT OF GOALS, OBJECTIVES AND POLICIES RELATIVE TO MAINTENANCE, PRESERVATION, IMPROVEMENT AND DEVELOPMENT OF HOUSING FOR THE NEXT FIVE YEARS.

The City of Beverly Hills supports the State housing goal of a decent home and suitable living environment for all its citizens. The 1998-2005 update preserves the goals set out in the 1989-1999 Housing Element which in turn built upon many of the policies embodied in the 1985 Goals program and the 1990 Affordable Housing Committee report. The Element update received the benefit of the contributions of citizen representatives of the full spectrum of the community.

The City's housing program recognizes that housing goals can occasionally conflict. For example, in attempting to meet a goal of revitalization and renewal of older neighborhoods, a portion of existing affordable housing stock, which may be affordable precisely because it is older and perhaps lacking in the more modern amenities, may be threatened. Conversely, the program also recognizes that activities undertaken to support one policy can and often do overlap and reinforce others. It is also recognized that development of low income housing by or at the City's initiative in the current development climate and in the context of the constraints present can be a process with an implementation schedule well beyond a single housing element planning period. Development by the City of new low income housing by 2005 is probably not feasible as a practical matter, although the objectives and programs of Goal 2 support this goal. Implementation of the programs where revisions to land use regulations are required must also necessarily be subject to the public review process in order to ensure due process is observed. The goals and objectives identified below are to be implemented by the programs identified in the Housing Plan represent the maximum that can be accomplished over the life of this element in light of resources available to the City and the other limits on housing supply identified in this element. Based on 2000-2001 allocations, an estimated total of \$2 million from federal Community Development Block grant (CDBG) funds will be available to support those programs cited as having this funding source during the 7.5-year planning period. Unless otherwise stated, the other programs will be funded by the City's General Fund.

It is noted that the housing discrimination laws in the nation and State preclude discrimination in favor of any group except the elderly. (Qualification on the basis of lower income is permitted as well.) The needs of other groups such as single parent households or households with young children, as well as the needs of the elderly, may extend beyond simply being able to find suitable housing which is affordable on a lower income. The

needs of such households may encompass a range of services beyond the scope of housing. To a limited extent, the housing program has been designed to identify the service needs of special groups as well.

Goal 1: Maintain the community's housing stock; preserve the viability and stability of residential neighborhoods.

- ◆ Objective 1.1 Develop, continue and pursue programs to maintain and improve the physical condition of existing housing stock.
 - Program 1.1 Continue and expand federally funded Handyworker Program (minor repairs/improved security/mobility assistance for low income tenants and homeowners). The goal is to serve approximately 48 households per year; however, based on the actual total of 84 households served between July 1, 1998 and June 30, 2000, it is expected that approximately 210 households will be served between July 1, 2000 and June 30, 2005.
 - Program 1.2 Continue program under rent stabilization ordinances of investigation of tenant complaints about rent increases, service reductions, evictions, relocations and increase notices at a rate of approximately five per month, based on the actual total of 117 between July 1, 1998 and June 30, 2000. It is expected that approximately 380 tenant complaints will be investigated between July 1, 2000 and June 30, 2005.
 - Program 1.3 Continue program of enforcing property maintenance standards and investigating tenant complaints about property maintenance at a rate of approximately 23 per month, based on an actual total of 539 between July 1, 1998 and June 30, 2000. It is expected that approximately 1,380 tenant complaints will be investigated between July 1, 2000 and June 30, 2005.
 - Program 1.4 Continue to require that the exterior of vacated multifamily structures which will be demolished for condominium development are adequately maintained as a condition of extension of tentative map approval for the site. Explore feasibility of a program to encourage aesthetic maintenance standards for exterior yards and the front of residential structures.
 - Program 1.5 Encourage residential property owners to rehabilitate empty units using federal, State or local funds in exchange for limiting rent levels for target groups of low and moderate incomes.

- ◆ Objective 1.2 Stabilize older multifamily areas and at the same time renew selected areas.
 - Program 1.6 Review the scale and nature of existing multifamily residential development to determine whether development standards should be modified to encourage development in some areas, and protect the existing scale of development in others. In the event that residential zoning is proposed for the south side of North Santa Monica Boulevard east of Beverly Boulevard, a substantial setback and buffer from N. Santa Monica Boulevard should be incorporated.
 - Program 1.7 Continue study of parking-deficient multifamily residential areas; evaluate permit parking zones and overnight parking in areas of deficient off-street residential and non-residential parking.
 - ◆ Objective 1.3 Continue to refine development standards for single family residential zones to assure compatibility of new, large development with established neighborhoods.
 - Program 1.8 Continue study of all aspects of the maximum zoning envelope for single family residential development, including standards for accessory structures (as distinct from secondary units), lot coverage, setbacks, basements, possible reduction in minimum unit size, etc.
 - Program 1.9 Develop standards for lots with substandard widths or sizes.
- Goal 2: Maintain, preserve and seek opportunities to expand rental housing affordable to lower income households, including the elderly, young households, households with children and single parent households.
- ◆ Objective 2.1 Maintain and preserve existing housing affordable to lower income households.
 - Program 2.1 If funding permits, continue and if feasible expand the Handyworker Program which provides minor repair/improved security/mobility aids to lower income households. Continue priority scheduling of elderly, handicapped and single parent households. (See Program 1.1 for goals for the planning period.)
 - Program 2.2 Continue to monitor existing assisted housing (Section 202 project and Section 8 Existing/vouchers). Seek ways to increase access of qualified Beverly Hills residents to available rental support programs.

- Program 2.3 Continue to monitor the conversion or demolition of apartment units subject to Ordinance 82-0-1839 which limits the rate at which apartment units may be demolished or converted to condominium units. Evaluate the effect of this ordinance and make any appropriate changes.
 - Program 2.4 Investigate legal ways of delaying demolitions of older apartment buildings until new projects approved for these sites are ready to be implemented, for example upon issuance of construction permits or funding.
- ◆ Objective 2.2 Expand supply of housing affordable to lower income households.
- Program 2.5 Encourage use by for-profit and nonprofit housing developers of available federal and State financing and tax credit programs for development of affordable housing. Promote utilization of City's existing density bonus, low income senior housing, second unit, and efficiency unit bonus ordinances. Consider permitting second units without a discretionary permit provided standards for size, parking, etc. are applied. Consider feasibility of permitting only one kitchen per dwelling unit in order to encourage creation of legal second units. Assist developers of low income housing by providing or encouraging use of such federal and State funding as is available (e.g., Community Development Block Grant, HOME funds, etc. See Appendix 5.4). Analyze feasibility of eliminating Park and Recreation tax and the Dwelling Unit tax for new units reserved for low and moderate income households.
 - Program 2.6 Create a local fund to assist developers of housing affordable to lower income households. Possible methods of creating this fund could include requiring an in-lieu fee where commercial or residential redevelopment above some minimum size results in a net loss of residential units, or could include an inclusionary requirement on new, market rate multifamily residential development above some minimum size with the requirement met by a choice of development of low income units or an in-lieu payment to the housing fund. Review appropriateness of utilizing City-owned property for low income housing, possibly as part of a mixed use development.
 - Program 2.7 Continue to use CDBG funds to support a Senior Case Management program which assists frail elderly persons to remain in their homes. The program served 125 persons between January 1, 1998 and June 30, 2000 and is expected to serve 250 persons between July 1, 2000

and June 30, 2005. The Senior Homeshare program that provides screened referrals of prospective roommates to seniors who wish to share housing to reduce costs and increase companionship and sense of security, has served 301 seniors between January 1998 and June 2000, and is expected to serve 582 between July 2000 and June 2005. Consider reducing cost of certain City services for seniors with incomes not exceeding some preestablished level.

- Program 2.8 As funds permit, continue to provide support to organizations assisting the homeless through the provision of services and housing.
- Program 2.9 Revise the City's density bonus ordinance to bring it into compliance with recently enacted State legislation that includes conversion of office space to residential units as an eligible project. Allow reduction in parking standards for units reserved for elderly; permit one additional story above right of zone in some areas. Study providing additional incentives for set-aside units of three bedrooms to increase the supply of affordable units large enough for families. Revise zoning standards to permit replacement of free-standing garages of existing multifamily residential structures with garages with one or more additional dwelling units on the second story.

Goal 3: Maintain the general scale and character of the City through directed revitalization. Include in the review of any proposed revisions consideration of the City's history, its evolution to its current character, and what the residents' future housing needs may be.

- ◆ Objective 3.1 Maintain the general height and density limits, while permitting selected, limited increases in height or other standards to meet other objectives, provided such modifications result in development generally compatible with the surrounding area.
 - Program 3.1 Permit a limited increase in maximum allowable heights, taking into consideration road width and other factors, in selected multifamily residential areas. Limited height increases can act to compensate for the propensity of developers to build less than the maximum number of units possible where large units are desired, so that the full development potential of sites may be achieved. Such areas could include:
 - Areas where existing two-story multifamily residential height limits abut three-story commercial streets: increase height limit to three stories (involving approximately 49 lots);

- Three-story areas currently surrounded by five- and four-story height limits (east of Maple Dr. north of Burton Way): increase to five stories (involving approximately 96 lots); and
 - The area surrounded by commercial development and La Cienega Park (Hamilton, Gale and Tower Drives south of Wilshire Boulevard): increase the existing height limit to four stories (involving approximately 76 lots) .
- ◆ Objective 3.2 Revitalize older residential areas with new development which provides environments consistent with the character and quality of life generally associated with the City's single and multiple family residential areas.
- Program 3.2 Continue monitoring by the Architectural Commission of multifamily development to assure high quality design. By ensuring high quality design, the City hopes to lower effective housing costs in the longer term by reducing the need for costly maintenance, repairs, and upgrades after multifamily developments are occupied.
- Goal 4: Expand the variety of housing product on a limited basis beyond single family detached, rental apartment and condominium units.
- ◆ Objective 4.1 Create a new single family residential zone: "single family attached."
- Program 4.1 Develop standards for a new single family residential zone (R-1A) in which attached owner units would be permitted in selected R-1 zoned areas, with standards to be compatible with existing R-1 standards, but which maximize open space and emphasize security. Such developments would require that a minimum of two lots be developed at the same time. In identified areas, include consideration of locating the new zone in such a way as to improve existing transitions between commercial and single family detached residential areas and border areas in locations where such adjacencies have been identified as a problem. Also study appropriateness of R-1A zone on substandard sized R-1 zoned lots. Analyze effect of the existence or lack of an alley separating commercial and residential land uses.
- ◆ Objective 4.2 Create a new multifamily residential zone: "townhouse."
- Program 4.2 Develop standards for a new multifamily residential zone (R-4T) in which dwelling units would be required to be constructed in the

townhouse style, i.e., units would be constructed side-by-side with no other units above or below. Consider feasibility of locating the R-4T zone in such a way as to encourage limited redevelopment of older areas. Initial study areas could include but not be limited to:

- The north side of Clifton Way between Arnaz Drive and Le Doux Road.
- Small, substandard sized legally nonconforming lots currently zoned for multifamily residential for which current R-4 development standards are inappropriate.
- N. Doheny Dr. between Wilshire Boulevard and Burton Way.

(Although the legally nonconforming lots were not inventoried, the potential rezoning of these R-1 zoned areas could result in a net increase of approximately 94 units.)

♦ Objective 4.3 Develop standards for mixed commercial and residential uses.

- Program 4.3 Develop standards for mixed residential-commercial structures, with and without low income housing components, including additional height, in areas currently zoned for commercial use and consider appropriateness of various areas, such as:
 - South side of Wilshire Blvd., east of Beverly Dr. (Between Stanley Dr. and LeDoux Rd., extend to north side of Charleville Blvd.)
 - Eastern area of Business Triangle.
 - South side of Burton Way (commercially zoned parcels).
 - Olympic Boulevard (commercially zoned parcels).
 - La Cienega Boulevard north of Wilshire Boulevard.
 - City-owned property where some or all of the residential units would be for lower income households.
 - East side of South Beverly Drive.
- Program 4.4 Develop new standards for and enact an ordinance which would permit and regulate home occupations in residential zones.

4. IMPLEMENTATION OF HOUSING PLAN.

4.1. Quantified Objectives.

During the period January 1, 1998 through June 30, 2005, the City will undertake a housing program designed to achieve the goals and objectives of the Housing Element. In addition to supporting the general goals of the Element, the implementation program is intended to maintain, preserve and enhance the supply of housing affordable to low and moderate income households and, where appropriate and feasible, to reduce governmental constraints on the development of housing.

Tables 29 and 30 identify the number of housing units which can be conserved, rehabilitated and constructed during the planning period, by household income levels. It does not include those programs which either do not lend themselves to quantification or for which there is currently no basis for predictive quantification. In some cases the effect of programs may be quantifiable but it is not possible to predict the result in advance. For programs targeted to specific income groups the income breakdown could be identified. For other programs the income breakdown was based on the 1999 Regional Housing Needs Assessment. The "new construction" units shown on Table 29 represent the actual net number of units completed (and demolished) between January 1, 1998 and June 30, 2000. The "new construction" units on Table 30 reflect both units for which permits have been issued since 1997 but were not yet completed as of December 31, 1999, as well as the net number of units for which permits are projected to be issued between January 1, 2000 and June 30, 2005 based on the rates of construction and demolition over the five-year 1995-1999 period. The five new moderate income units identified on Table 30 are projected to be efficiency units built as a result of the recently adopted ordinance that offers a unit bonus for inclusion of an efficiency unit in a new multifamily residential development. The five new units identified for low income households are projected to be built upon implementation of the "conversion ordinance" currently under study that would permit conversion of existing non-unit space in multifamily residential structures. The objectives are the maximum which the City can accomplish during the period given the limited financial resources, high land costs and other constraints identified in Section 2.5.

TABLE 29

QUANTIFIED OBJECTIVES
January 1, 1998 - June 30, 2000

Household Income ^{1/}	New Construction	Rehab- ilitation	Conversion ^{2/}
Very Low-Income	0	47	678
Low-Income	0	31	81
Moderate-Income	0	12	{ 47
Above-Moderate	9	0	
TOTAL	9	90	806

1/ Income categories, established in State law correspond to set percentages of the County median income, adjusted for household size: Very Low (0-50%), Low (50-80%), Moderate or Medium (80-120%), Above Moderate or High (120%+).

2/ Conversion refers to those social services which assist residents to either remain in their existing homes or to obtain more affordable existing housing within the community. Program 2.6 (senior homeshare and case management): 426 persons served (1/1/98-6/30/00), Program 2.2 (rent certificates): 380 certificates issued and renewed between 1/1/98-6/30/00. Program 1.2 (landlord-tenant mediation) is not included here but it assisted an estimated 150 renter households during the period January 1, 1998-June 30, 2000.

TABLE 30

QUANTIFIED OBJECTIVES
July 1, 2000 - June 30, 2005

Household Income ^{1/}	New Construction	Rehab- ilitation	Conversion ^{2/}
Very Low-Income	0	109	1,338
Low-Income	5	71	160
Moderate-Income	5	30	{
			} 94
Above-Moderate	235	0	{
TOTAL	245	210	1,592

1/ Income categories, established in State law correspond to set percentages of the County median income, adjusted for household size: Very Low (0-50%), Low (50-80%), Moderate or Medium (80-120%), Above Moderate or High (120%+).

2/ Conversion refers to those social services which assist residents to either remain in their existing homes or to obtain more affordable existing housing within the community. Program 2.6 (senior homeshare and case management) assisted 832 persons. Under Program 2.2, 760 project-based and household rent certificates are projected to be issued during the period. Program 1.2 (landlord-tenant mediation) is not included here but is projected to assist 300 renter households during the period.

4.2. Fair Housing.

Fair housing practices and the provision of housing opportunities for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin or color is a goal of the City of Beverly Hills and is actively promoted through participation in an agreement with the County of Los Angeles Community Development Commission. Under the terms of this agreement, the Fair Housing Congress, a nonprofit agency devoted to the advancement of fair housing, provides educational programs, assistance to low income and minority families, compliance testing, referral and counseling in many areas of the County. In Beverly Hills, these services are provided by the local affiliate of the Fair Housing Congress, the Westside Fair Housing Council, 10835 Santa Monica Boulevard, Suite 203, Los Angeles, California, 90025. City

staff routinely distribute flyers from the Westside Fair Housing Council to Roxbury and La Cienega Parks where they are made available to the public.

The Beverly Hills Board of Realtors has participated in a U.S. Department of Housing & Urban Development Voluntary Affirmative Marketing Agreement since 1976 and promotes fair housing practices with quarterly advertising, distribution of material supplied by HUD and use of the fair housing logo on printed matter whenever possible.

4.3. Preservation of Assisted Housing.

There are no assisted housing projects in the City which will become at risk due to termination of income tenancy restrictions during the planning period of 1998-2005. (The one very low income project of 150 units located at 225 N. Crescent Drive is a Section 202 elderly/handicapped housing project which was completed in 1987 and has a 40-year loan.)

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